CITY OF RIVERBANK

General Plan

City of Riverbank
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CITY OF RIVERBANK GENERAL PLAN

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Introduction to the General Plan

AUTHORITY

The Government Code of the State of California specifies that the city shall adopt a comprehensive, long-term general plan (Section 65300) to provide for the physical development of the city and of land outside the city's boundary which bears relation to its planning. For the City of Riverbank, the general plan covers some 4470 acres, approximately 1140 of which are within the city limits.

The general plan must consist of seven elements (land use, circulation, housing, conservation, open space, safety, and noise) and may include as many optional elements as the city may desire. The only optional element the City of Riverbank has chosen to adopt is a recreation element although additional elements may be proposed in the future such as a public facilities element.

HISTORY OF THE GENERAL PLAN

The first general plan was adopted by the City of Riverbank on May 12, 1959 and consisted solely of a land use and circulation element. A county-wide housing element which included the city was adopted by the city council in January, 1970. In September, 1971 a water, sewer and storm drainage element was adopted. In 1973, with the aid of the Stanislaus Area Association of Governments, the general plan was amended so that the plan then consisted of all of the required elements except the safety element. This final element was adopted on September 23, 1974.

A major overhaul of the general plan documents occurred in the early 1980's with revised elements being adopted. More recently the land use element was revised in January 1987 and the circulation element in December 1987. Work is expected to continue to maintain and update all of the elements in a regular cycle.

HISTORY OF THE CITY

The City of Riverbank was incorporated in 1922 and consisted of some 340 acres. The city remained that size until 1952 when the first annexation occurred. From 1952 to 1967 approximately 189 acres were annexed. More than 140 acres were annexed from 1967 to 1971. an additional 195 acres were annexed by 1979 and almost 210 more acres by August, 1982. Less than 70 acres has been annexed between August, 1982 and the end of 1987. It is expected that annexations will once again begin to increase with over 100 acres already approved for annexation in 1988.

POPULATION GROWTH

Since the city was incorporated in 1922, it has increased its population more than 750 percent from 803 in 1930 (the first census after incorporation) to 6929 in 1986. Just during the past 26 years (1960 to 1986) the City of Riverbank has increased about 250 percent at a rate of 40-44 percent during each of the last two decades. At this rate of growth, the population of the city will be in excess of 11,000 by the year 2,000 (see Table 1).

TABLE 1
Population Growth

YEAR	POPULATION	GROWTH RATE
1930	803	
1940	1,130	36.1%
1950	2,662	135.6%
1960	2,786	4.7%
1970	3,949	41.7%
1980	5.695	44.2%
1986	6.929	21.7%
1990*	7,973	40%
2000*	11,162	40%
2010*	15,627	40%

* Projected

These figures differ from the latest information published by SAAG (April 1985). There are any number of variables that may affect these figures. Most of the variable will result in much higher population projections than those listed. First, there are a large number of bay area commuters moving to the valley area. As yet, large numbers of these people are not moving to Riverbank but with the restrictions on growth (largely lack of sewer capacity) in many of the communities currently providing housing, these people will have to look for housing elsewhere. Second, the failure of Measure Q on the Modesto ballot which would have provided approval of two sewer trunk extensions has developers looking elsewhere for land to develop. Many of these developers have approached the city during 1987 with plans for large subdivisions. This type of development has not been anticipated in the above figures. The 4,470 acre general plan boundary is capable, at currently approved densities, of housing 48,000 people.

LAND USE ELEMENT

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CHAPTER I

Land Use Element

A. AUTHORITY

Government Code Section 65302(a) requires a land use element that designates the proposed general distribution and general location and extent of the use of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal, facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas." Further, through text, diagrams and maps it should establish a pattern for land use and set out clear standards for the density of population and the intensity of development for each of the proposed land uses.

B. INFORMATION

Existing Zoning. As of June 1, 1986 the city had 1143 acres within the city limits. Table 1 includes a breakdown of the 1143 acres by zoning district.

As Table 1, Zoning Districts in Acres indicates, the city has a large supply of vacant land in each of the major land use categories. The amount of vacant residential land has decreased by 4 1/2 percent in the past 3 1/2 years. In addition, development is actually occurring (final subdivision maps and at least pre-application conferences on building permits) on approximately one quarter of this land. This was not the case when the last inventory was taken in October, 1982. It is apparent that additional residential land will be needed in the not too distant future.

Solid and Liquid Waste Facilities. The city's liquid waste facilities (sewer plant) is located north of the city in San Joaquin County. The plant has a current capacity of 7.9 million gallons a day. The current domestic use and year-round commercial and industrial usage is about 750,000 gallons per day. During peak summer months with the cannery operating 24 hours a day, the usage can increase to as much as 3.5 million gallons per day. The facility is not within the sphere of influence since it is in another county and cannot, therefore, be annexed. Solid waste is picked up by a franchised garbage company who disposes of the material in a county-owned land fill. There are no plans to provide either type of facility within the Riverbank Sphere of Influence.

TABLE I
Zoning Districts In Acres

Zoning District	Land In Acres	Percent of Total	Vacant Acres As a Percent	Vacant Acres as A Percent of Zone
R-1	635	55.5	116	18.3
R-2	80	7.0	40	50.0
R-3	47	4.1	9	19.1
R-4	3	0.3	0	0
C-1	26	2.3	1	3.8
C-2	81	7.1	31	38.3
CM	22	1.9	2	9.1
M-1	204	17.8	93	45.6
M-2	7	0.6	0	0
PD (Com)	3	0.3	0	0
PD (Res)	35	3.1	30	85.7
Total	1143	100.0	322	28.2

Flooding: The City of Riverbank does not fall within any area that is subject to flooding. According to the Department of Housing and Urban Development no flood maps of the City are available since none of the City is subject to flooding. The only area within the HUD flood zone maps in the City's Sphere of Influence is the area north of the levee along the Stanislaus River.

CHAPTER II

Goals, Policies and Implementation Measures

Over the years the city has, through formally adopted goals and policies, dealt with constantly changing situations, establishing land use planning program. The following goals and policies include all such actions.

GOAL I

TO MAINTAIN AND UP-TO-DATE LAND USE ELEMENT OF THE GENERAL PLAN AND TO ENSURE COMPATIBILITY WITH THE ZONING AND SUBDIVISION ORDINANCES.

The land use element is closely related to zoning within the city and governs the future zoning of land outside the city. It is necessary that this element be kept current with changing trends although changes should not be so frequent and sweeping that the element is no longer useful as a future planning tool. The land use element should be a general picture of what the future Riverbank will look like and any changes should be made with this in mind.

Policy 1a:
A comprehensive review of the land use element will be made at least every 5 years to ensure that it remains responsive to changing conditions.

Implementation Measure:

1. A comprehensive review of the land use element will be conducted no later than 1991.

Policy 1b:
Amendments may be considered more often if conditions warrant but shall not be made more often than four times a year for each element.

Implementation Measure:

1. Amendments to the land use element of the general plan shall be considered at the March, July and November planning commission meetings with a fourth meeting to be reserved for city initiated amendments.

Policy 1c:
All development applications shall be reviewed to insure consistency with the Riverbank General Plan.

Implementation Measures:

1. Requested amendments to the zoning ordinance, either to the text or by rezoning property, shall be reviewed for compliance with the general plan.

2. Proposed annexations shall be carefully reviewed for compliance with the goals and policies of this element.

3. Zoning and general plan designations shall be consistent. No rezoning applications will be accepted unless the proposed zone is consistent with the general plan designation.

GOAL II: TO ENCOURAGE ORDERLY URBAN DEVELOPMENT WITHIN THE RIVERBANK SPHERE OF INFLUENCE.

The land use element should be used as the main guideline for future extensions of the city limits. It provides guidance as to how areas will be developed. As vacant land within the city is developed, additional land within the sphere of influence and contiguous to the city limits should be annexed to provide adequate, but not excessive, vacant land for all types of land uses.

Policy 2a:
Only land contiguous to the city limits shall be annexed and then only if it creates a logical city boundary with no county islands.

Implementation Measure:

1. Proposed annexations shall be carefully reviewed for compliance with the goals and policies of this element.

Policy 2b:
The city shall consider whether or not there is a sufficient inventory of land for a variety of potential land uses when it reviews annexation requests.

Implementation Measure:

1. An inventory of vacant land by type shall be maintained by the planning director and used to (a) evaluate proposed annexations and (b) ensure an adequate supply of vacant land by type.

2. The planning area known as the "Crossroads Neighborhood" (see Residential Reserve Map, page 12) shall be a primary focus for annexation to the City As requested by the Stanislaus County LAFCO in 1989, a specific plan shall be prepared and adopted by the City for this area prior to annexation. The specific plan shall be the governing land use

and implementation tool for the neighborhood. For areas in which the Specific Plan provides more specific policy direction than the general plan, the Specific Plan shall govern.

3. The neighborhood at the northeast corner of Claribel and Coffee Roads shall be the last area within the general plan boundary for which addition to the sphere of influence shall be requested of LAFCO. Such a request shall not be submitted until the sphere of influence addition requested in 1989 is substantially developed or committed to development.

Policy 2c:
The city supports Stanislaus County's urban transition concept which provides for input from the city prior to granting any permits within the city's sphere of influence. Specifically, the city shall discourage land use activities in the unincorporated territory within the sphere of influence which could interfere with the implementation of the general plan.

Implementation Measure:

1. When referrals are received from the county on planning matters within the sphere of influence, the planning commission shall review the proposal and respond.

Policy 2d:
Large, undeveloped commercial areas shall be preserved to provide needed commercial development as required.

Implementation Measure:

1. Large, undeveloped commercial uses shall be zoned PD (Planned Development) in order to develop into commercial uses. The area currently designated for this type of zoning is along Patterson Road from Jackson Avenue to the ultimate city limits and on the north side of Patterson Road between Claus Road and Central Avenue.

Policy 2e:
All land shall be prezoned consistent with the general plan designation or specific plan designation (if applicable) prior to annexation.

Implementation Measure:

1. Any requests for annexation shall be accompanied by a prezone application.

GOAL III

TO MAINTAIN THE EXISTING CENTRAL BUSINESS DISTRICT AND OTHER CENTRALIZED COMMERCIAL AREAS AS THE FOCUS OF RETAIL ACTIVITY.

It is the city's desire that the central business district (CBD) be preserved from deterioration. In addition, the city has determined that the area along Highway 108 on the north side of Patterson Road between Claus Road and Central Avenue are appropriate locations for commercial development.

Policy 3a:
Generally, commercial uses should be encouraged downtown; along highway 108 from Claus Road to the western city limits and on the north side of Patterson Road between Claus Road and Central Avenue.

Policy 3b:
The commercial areas designated in this element are clearly defined and encroachment of non-compatible uses into this area should be prevented.

Implementation Measure:

1. The zoning ordinance shall be maintained so that residential uses in commercial zones require a use permit.

Policy 3c:
Commercial areas on the fringe of the sphere of influence should be discouraged except where appropriate to serve major thoroughfares and/or to attract large box-type commercial users. In addition, village center pedestrian oriented commercial uses should be encouraged throughout the city to provide neighborhood services.

Policy 3d:
Any proposed redevelopment plan should include measures for preserving and upgrading the downtown area.

GOAL IV

TO MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND USES.

Conflicts between various types of land uses are the basis for having zoning as a means of protecting property rights. A large industrial plant, for instance, is generally not compatible with residential development. The industrial plant feels constrained in what it wants to do because of public opinion and the residential area complains about the

noise, odor, traffic, etc. associated with the plant. The general plan, aided by the zoning, can help this situation.

Policy 4a:
Generally, higher density residential uses should be encouraged near the central business district and other commercial development, to meet the needs of those who wish to live close to commercial services and amenities.

Implementation Measure:

1. Areas near the downtown shall be designated for medium to high density residential uses.

Policy 4b:
Whenever possible, industrial uses shall be located on rail lines and not adjacent to residential areas.

Implementation Measure:

1. Land along the Santa Fe Railway shall be designated industrial. It is recognized, however, that some of this land is more suited for residential development; particularly that land located south of Pocket Avenue. Since much of the land is already residential and since an industrial "island" would not mix well with the surrounding residential uses, it is more prudent to continue the pattern of residential development that has occurred in this area. It is suggested, however, that a wall be required along the Santa Fe railway to reduce the visual and audio impact upon the residential neighborhoods.

Policy 4c:
The zoning ordinance shall clearly delineate residential, commercial, and industrial zones and generally shall not allow mixing residential uses with commercial and industrial uses.

Implementation Measure:

1. The zoning ordinance shall be maintained so that residential uses in commercial zones require a use permit.

Policy 4d:
High density residential shall be located in areas already zoned for high density development. Additional land shall be designated along the west side of Roselle Avenue, north of Morrill Road and on the north side of Minniear, between Claus Road and Townsend Avenue.

GOAL V

TO ENCOURAGE A DIVERSIFIED ECONOMIC BASE TO PROVIDE VARIED JOB OPPORTUNITIES AND PROTECT THE ECONOMIC STABILITY OF THE COMMUNITY.

Riverbank is gradually expanding its employment opportunities. major employers include Contadina Foods, Carnation Can, Norris Industries, Thunderbolt Wood Treating, Monschein Cabinets, and Dura Bilt Truss. Cheese processing, construction, trucking, meat deboning, laminating, and health care are other major employers. Although many of these are agriculturally oriented, many of them are non-agricultural in nature. This trend should be encouraged.

Policy 5a:
The city will provide, through zoning, a variety of commercial and industrial zoned land to provide adequate choice.

Policy 5b:
To the extent possible, the city will ensure that public facilities are available to commercial and industrial land so that timely development can occur.

Implementation Measure:

1. Development fees, including sewer district, storm drainage district and park in lieu fees, shall be reviewed as necessary (but at least annually) to ensure they reflect current requirements.

Policy 5c:
The city shall cooperate with the Chamber of Commerce and the Stanislaus County Economic Development Corporation in trying to attract new businesses to Riverbank as well as to encourage retention and expansion of existing businesses.

GOAL VI

TO PROVIDE A FULL RANGE OF PUBLIC SERVICES AND FACILITIES FOR ALL AREAS OF THE COMMUNITY

In order to be able to accomplish many of the goals listed above, adequate public facilities, including sewer, water, storm drainage, streets, and parks are needed. Public services and facilities should be equally provided to all citizens while remaining within the fiscal restraints imposed on the city.

Policy 6a:
Public facilities should be extended in a planned, orderly manner.

Policy 6b:
A three year capital improvement program shall be adopted and reviewed annually so that major public improvement programs are planned and an overall view can be obtained of the direction the city is taking.

Implementation Measure:

1. The planning commission shall annually review the capital Improvement Program for consistency with the General Plan. The CIP should provide for extension of public facilities as necessary.

Policy 6c:
Growth should occur only as public facilities are available to serve it.

Implementation Measure:

1. School facility needs must be provided for prior to approval of further residential development so that facilities will be available for students as the development occurs. This may be accomplished by a method satisfactory to the city, including but not limited to, formation of, or annexation to, a Mello-Roos District.

2. Fire suppression needs must be provided for prior to approval of further development.

3. Police facilities shall be adequate to handle the increased growth. Police shall be provided at the rate of one sworn officer for each 500 residents.

4. Parks shall be provided in the ratio of 2-l/2 acres of neighborhood park for each l000 people and 2-l/2 acres of community park for each l000 people. Linear parks and recreation trails that provide linkages to existing and planned parks, trails and/or residential areas within the community can be counted as neighborhood or community park acreage.

5. Equipment used for the maintenance of parks, streets, sewer and water line shall be provided in the same ratio as existed in October l989 (see appendix I of the Systems Development Fee Study 1989 Update.

6. Water wells will be provided at the ratio of one new well for every 500 new houses.

Policy 6d:
Capital costs of new development, including necessary public facility extensions shall be paid by the developers. Generally, this is accomplished by the payment of storm drainage plan fees, sewer service area plan fees and park in lieu fees, system development fees, etc..

Policy 6e:
Development fees shall be reviewed as necessary (but at least annually) and updated to provide an accurate, current picture of the cost of development.

Implementation Measure:

1. Development fees, including sewer district, storm drainage district and park in lieu fees, shall be reviewed as necessary (but at least annually) to ensure they reflect current requirements.

GOAL VII

TO ENHANCE AND MAINTAIN THE QUALITY OF LIFE IN RIVERBANK AND TO ENCOURAGE A COMMUNITY IDENTITY AND A PRIDE IN THAT IDENTITY.

Riverbank is a small city where individual citizens feel a part of a single community. This feeling should be encouraged so residents feel they have control over how their community develops. Development that occurs should be attractive so that a pride in community is fostered.

Policy 7a:
All children residing in the City of Riverbank should be given the opportunity to attend Riverbank schools.

Implementation Measure:

1. The city should continue to work with the Riverbank Elementary School District, property owners and the State to include all of Riverbank's Sphere-of-Influence within the Riverbank Elementary School District.

Policy 7b:
The "entrance" to the city from the west shall be designated Planned Development Commercial so that the attractiveness of development along this section of Patterson Road is assured.

Policy 7c:
All areas annexed to the City of Riverbank or newly developed within the city should have Riverbank addresses and be served by the Riverbank Post Office.

Policy 7d:
Future growth should occur at an overall density within the sphere of influence of 4.63 units per gross acre which is consistent with the current development within the city.

CHAPTER III

Land Use Plan

In order to accomplish the goals, policies and implementation measures presented in Chapter II, the general plan designations listed below and the map entitled "1986 general plan land use element" have been adopted. Development of the sphere of influence are consistent with these designations would result in land use as shown in Table 2.

A. GENERAL PLAN DESIGNATIONS

The map includes designations for seven types of land use. The descriptions of these designations and appropriate locations for each are given below.

- Rural to Low Density Residential. The "rural to low density residential" designation can be found in areas of predominantly single family homes or where these residential types are proposed as appropriate. This category allows only very low density residential uses. The minimum lot size allowed in this land use category is one-half acre, while the average density is 1.25 dwelling units per net acre, making the maximum population density approximately 4 to 5 persons per net acres.

- Low to Medium Density Residential. The "low to medium density residential" designation can be found in areas of predominantly single family homes and duplexes or where these residential types are proposed as appropriate. Most of the City and area within the Sphere of Influence is designated "low to medium density residential". The maximum allowable building intensity in this designation is 12 dwelling units per net acre which makes the maximum population density approximately 36-42 persons per net acre. Appropriate zones within this designation consist of R-1 (Single Family Residential, R-2 (Duplex Residential) and PD (Planned Development) when the latter is for residential purposes and does not exceed the maximum permissible density for this designation.

- Medium to High Density Residential. The "medium to high density residential" designation can be found along some major traffic corridors (i.e. Patterson Road, Claus Road, etc.) or as a buffer between low density residential districts and commercial or industrial designations. This designation can also be found in the area north of Patterson road between Eighth Street and Claus Road. The maximum building intensity allowed in this designation is 20 dwelling units per net acre which makes the maximum population density approximately 60-70 persons per net acre. Appropriate zones within this designation include R-2 (Duplex Residential), R-3 Multiple Family Residential) and PD (Planned Development) when the latter is for uses allowed in the above zoning districts and does not exceed the maximum permissible density for this designation.

- Commercial. Land designated for commercial purposes is located in the central business district, along highway 108, and on both sides of Oakdale Road south of Patterson Road. A small amount is also located along Patterson Road between Callander and Roselle Avenues in recognition of existing commercial uses. Maximum residential building intensity allowed in this designation is 20 dwelling units per net acre which results in a maximum population density of 60-70 persons per net acre. Building intensity for uses other than residential are governed by the zoning ordinance of the City of Riverbank. Appropriate zones within the "Commercial" designation include C-1 (Neighborhood Commercial), C-2 General Commercial), CM (Commercial-Industrial) and PD (Planned Development) when the latter is for uses allowed in the above zoning districts and does not exceed the maximum permissible density for this designation.

- Planned Development Commercial/Industrial Business Park. Land which is designated "Planned Development Commercial/Industrial Business Park" may be zoned any of the zoning districts in the Riverbank City Code. However, in order to develop property for commercial or industrial business park purposes (regardless of whether the zoning allows commercial or industrial business park uses or not) the property must be rezoned to Planned Development. This designation exists in largely undeveloped areas planned for commercial development to ensure the quality of development. The City should encourage development of land within this district located along Highway 108 for Planned Development Commercial uses. The City should encourage development of land along the Claribel/Oakdale corridor for the uses specified in this designation as part of overall planning for the area. Residential uses are not considered consistent with the designation. Building intensity is governed by the zoning ordinance and building code.

- Industrial. Land designated for industrial purposes is located along the railroad tracks between Roselle and Terminal Avenues in addition to the Contadina Cannery (off Callander), Norris Industries (northeast corner of Claribel and Claus) and several blocks just southwest of downtown. Maximum density allowed in this designation is 20 dwelling units per net acre. Building intensity is governed by the zoning ordinance and the building code. Appropriate zones within the industrial designation include CM (Commercial Industrial), M-1 (Light Industrial), M-2 (Heavy Industrial), and PD (Planned Development) when the latter is for uses permitted in the above zones and does not exceed the maximum permissible density for this designation.

- Parks. Land designated for park purposes is scattered throughout the city and includes both existing parks and proposed parks. This designation is based solely on the information presented in the "Open Space, Recreation, and Conservation Element" of this general plan. Any of the zoning districts in the Riverbank City Code is considered appropriate for this designation.

- Public and Quasi-Public Buildings. Throughout the city are various public and quasi-public buildings that are shown under this designation. These buildings include schools, libraries, city hall, etc. Appropriate zones for this designation would be any of the zoning districts in the Riverbank City Code.

- Residential Reserve. This designation is appropriate for within the sphere of influence for which specific plans have not yet been adopted. These areas should be predominately residential in nature upon development but may contain varied land uses if supported by appropriate rationale. The city will proceed with specific plans for all areas which are within the sphere of influence as adopted by LAFCO. Changes in the general plan designation from "Residential Reserve" to a more specific designation shall not be approved except on a neighborhood basis. Generally, these new designations shall be one of the residential designations although some commercial designations shall be included to serve the needs of the residential area. Once a specific plan is adopted by the City, the area will be designated on the City Land Use map as Specific Plan ("SP") and will govern as the planning and implementing tool of the General Plan for that portion of the City. Zoning designations may be included in the specific plan and may allow some flexibility and mixture in lot sizes beyond that allowed in the City-Wide Zoning Ordinance.

- Senior Housing. This designation allows apartment/condominium-style dwelling units specifically for senior citizens at an average density of 25 dwelling units per net acre and a minimum of 20 dwelling units per net acre.

B. PROJECTED LAND USE

The designations listed in Section A above can be found on the land use element map of the city. In terms of zoning, the nine designations can be reduced to five types: (1) low to medium density residential, (2) medium to high density residential, (3) commercial, (4) industrial, and (5) residential reserve. The present city limits lacks a balance between some of these designations. For example, it is commonly acknowledged that we have a scarcity of rental housing. Although some of the inequities perceived with respect to high density zoning have been eliminated, additional land for this use will be needed in the future. Table 2 divides the acreage in the city and outside the city by land use type.

TABLE 1
ZONING DISTRICTS IN ACRES

Zoning District	Land in Acres Percent of Total	Vacant Acres as a Percent Of Zone		
R-1		55.5	116	18.3
R-2				50.0
R-3		4.1	9	19.1
R-4	3	0.3	0	0
C-1	26	2.3	1	3.8
C-2	81	7.1	31	38.3
CM	22	1.9	2	9.1
M-1	204	17.8	93	45.6
M-2	7	0.6	0	0
PD (Comm.)	3	0.3	0	0
PD (Residential)	35	3.1	3.0	8.5
TOTAL	1143	100	322	28.2

FLOODING. The City of Riverbank does not fall within any area that is subject to flooding. According to the Department of Housing and Urban Development, no flood maps of the City are available since none of the City is subject to flooding. The only area within the HUD flood zone maps is the City's Sphere of Influence, is the area north of the levee along the Stanislaus River.

TABLE 2
Land Use - Existing and Proposed
Percent by Classification

Land Use Classification	In City Acres of %		In County Acres of %		Total Percent	
Low to Medium Density Housing	663	58.0	865	26.0	1528	34.2
Medium to High Density Housing	179	12.2	33	1.0	172	3.8
Commercial	110	9.6	82	2.5	192	4.3
Industrial	231	20.2	384	11.5	615	13.8
Residential Reserve	0	0.0	196	59.0	1963	43.9
Total	1143	100.0	322	100.0	4470	100.0

Land Use - Existing and Proposal
Percent by Location

Land Use Classification	In City Acres of %		In County Acres of %		Total Percent
Low to Medium Density Housing	663	43.3	865	56.6	1528 100.0
Medium to High Density Housing	139	80.8	33	19.2	172 100.0
Commercial	110	57.3	82	42.7	192 100.0

CIRCULATION ELEMENT

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CHAPTER I

Introduction

Government Code Section 65302(b) requires "a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan". The guidelines adopted by the state Office of Planning and Research to implement Section 65304 (b) states that "the circulation element should cover the following to the extent that they pertain to the community:

- Streets and highways
- Parking facilities
- Transit and rapid transit
- Railroads
- Para-transit (e.g. jitneys, car-pooling, and taxi service)
- Bicycle and pedestrian facilities
- Commercial, general, and military airports, and
- Navigable waterways, harbors (deep-draft and small boat), and terminals

Most of these areas will be covered in the City of Riverbank Circulation Element. The only subject with no possible connection to the city would be navigable waterways, harbors and terminals.

VEHICLE REGISTRATION

Motorized vehicle registration has been increasing even faster than the population. Historical data on vehicle registration is only available back to 1965 on a county-wide basis. From 1965 to 1980 vehicle registration increased by 90.5 % while county-wide population increased by only 51.2%. The result is that the number of vehicles per person has increased from 0.605 vehicles per person in 1965 to 0.763 in 1980. If this trend were to continue, the number of vehicles would exceed the number of people in the county by the year 2000. This assumes that the growth rate of both population and registered vehicles will remain constant. This is difficult to predict. From 1965 to 1980, the percentage increase every five years became further and further apart. From 1965 to 1970 the percentage increase of vehicles was 15.8% while the increase of population was 10.6%, a difference of 5.2%. In 1980, the increase of vehicles since 1975 was 33.5% while population had only increased 18.3%, a difference of 15.2% Yet from 1980 to 1987,

vehicles increased by 23.5% while population increased by 20.6%, a difference of only 2.9%.

No specific information exists on the number of households that have unmet transportation. Information from the 1970 and 1975 Census' did not deal with the subject. The 1980 information only informs us that 126 people in the city have a public transportation disability. Whether or not these people have alternate forms of transportation is not known. It could be logically assumed that some of these or other households in the community have unmet transportation needs. Providing for these needs may not be reasonably met nor economically feasible. Since most of the people who have problems with public transportation are elderly (115 of the 126 people), the city and county provided, on a trail basis, a dial-a-ride program for senior citizens in Riverbank. The demand was not great enough to warrant continuation of the service.

ACCIDENT HISTORY

During the last update of the Circulation Element in 1981, there had been 144 accidents in the preceding 12 months. As indicated at that time, these accidents were pretty well spread out throughout the city although most of them occurred along the Highway. This is still the case. In 1986, there were 146 accidents, 55 of which were along the Highway. The others were scattered throughout the city with no special pattern standing out. Discussions with the police department indicate they feel the worst problem is along the highway but that there is not anything that can be done about it through policies, etc. in the Circulation Element.

CHAPTER 2

Circulation Plan

Transportation throughout an area can be accomplished by many different means. These means include airplanes, helicopters, cars, trucks, motorcycles, bicycles, buses, trains, boats, rapid transit (such as BART), and feet (walking). Airplanes and helicopters generally use airports and heliports; trains use railroad tracks; boats use water; and rapid transit facilities use specialized tunnels, tracks, etc. The remainder of the means of transportation (cars, trucks, motorcycles, bicycles, buses and feet) generally use the street and highway system although bicycle and pedestrian facilities are sometimes separate.

In the introduction, eight areas to be studied were mentioned. These include streets and highways, parking facilities, transit and rapid transit, railroads, paratransit, bicycle and pedestrian facilities, airports, and waterways. The latter will not be discussed as it is not applicable. The remainder of the items are all connected to streets and highways either by virtue of using them for travel or as connectors. Streets and highways shall be discussed last in order to provide a relationship between the other types of transportation.

On a regional basis the city is rather centrally located. Although not on Highway 99 or 5 (the major north-south highways), it is situated on Highway 108 providing access to the Sierra Nevada mountains. It is also on the main route from Modesto to Oakdale. Although the city has easy access to air and bus service, no such facilities are actually located in the city. As discussed, the city, does have an Amtrack station providing convenient rail service.

RAILROADS

The Atchison, Topeka and Santa Fe Railroad runs on a northwest to southeast direction through the center of town. Approximately 14-20 trains a day run through the town on the main tracks with about one a day on the spurs along Townsend Avenue and along Patterson Road. The northern Amtrak station in Stanislaus County is located in Riverbank on Talbot Avenue. Two southbound trains (one morning, one evening) and two northbound trains (one morning and one evening) stop in Riverbank every day. In addition to passenger trains and through trains, the railroad serves the ammunition plant at Claus and Claribel Roads with a spur along Townsend Avenue. The Contadina Can Plant and Cannery are located adjacent to the main line and are served by it. A line branches off from the main line and runs along Patterson Road towards Oakdale.

With only four trains a day out of 14-20 total being passenger trains it is obvious that most of the trains used are for transporting goods. Most of the city's industrial zoning can be found along the railroad tracks in anticipation of new development making use of this means of transporting their goods.

As the rails continue north, they go as far as Stockton, turning west to San Francisco at that point. From San Francisco a person can continue north or go east through Sacramento, Reno, etc. One can also go to the south to Los Angeles from San Francisco and then south or east from there. From Riverbank a person can only go as far as Bakersfield by train. Connections can be made by bus from Bakersfield to Los Angeles.

It is anticipated that the land on both sides of the railroad tracks will develop with industrial uses and the Land Use Element of the General Plan reflects this circumstance. The railroad has indicated its willingness to serve future industrial uses in this area.

The Amtrak station in Riverbank has been the subject for some controversy over the years. Since Amtrack uses the Santa Fe lines, the logical place for a station would be in Riverbank, Empire, Hughson or Denair. Stations now exist in both Riverbank and Denair. Modesto has been lobbying to move the station and the route to the tracks which traverse Modesto. The rationale is that connections would be much easier to make and usage of the train would increase. The city has opposed relocation of the depot outside the Riverbank area and should continue to do so.

TRANSIT AND RAPID TRANSIT

The City of Riverbank is currently served by the Modesto-Riverbank-Oakdale Transit System run by Storer Transportation. Five round trips a day are made between Modesto and Oakdale. Further transit improvements for inter-city transportation would not be cost effective until the city begins to approach the 20,000 figure.

A few years ago the county, at the request of some of the citizens in Riverbank began a dial-a-ride service for the City of Riverbank. The service was available to elderly and handicapped persons. A trial period indicated that there was not enough usage to warrant continuance.

In January, 1987 the county began a Central Dial-a-Ride service which serves all of the cities in the county except Newman and Patterson. The service is available on Monday, Wednesday and Friday of each week usually during normal working hours. In order to use the dial-a-ride, a person must initially fill out and return a form for the transit company to keep on file. Door to door service is available but reservations must be made at least 24

hours in advance and scheduling may require that a person be transported slightly earlier or later than they might wish. The system was funded for a 6 month trial period which has been extended until the end of 1987. According to the transit coordinator for the county, the service is likely to continue after that date unless unexpected problems surface.

Although no Greyhound or Trailways facilities exist in the city such services are available in Modesto. Buses depart from that location regularly going north, south and west. Easterly bound buses usually leave from Los Angeles, Bakersfield or Sacramento.

In an area as spread out and rural as Stanislaus County a rapid transit system has not been discussed much until recent changes in the commuting pattern from the Bay Area have occurred. With the influx of bay area workers to the valley, discussions are taking place about the possibility of extending some sort of rapid transit system, presumably BART, over the hills to Tracy.

PARATRANSIT

The term paratransit includes such means of transportation as jitney's, car-pooling, van-pooling, and taxi service. There is basically not jitney service in Stanislaus County, and, as far as we know, very little van-pooling. What van-pooling exists is used by commuters to the bay area. Taxi service is only available through a Modesto taxi service, nothing is local.

Car-pooling became more popular in the county during the early 1980's with the higher gas prices. The county Planning Department coordinated ride-sharing through a computerized system which was available to anyone in the county. Inter-county linkages were possible through cooperation with CalTrans. More recent changes have shifted the coordination duties to CalTrans and now to SAAG.

AIRPORTS

There are three airports within 25 miles of Riverbank. The Modesto City-County Airport (Harry Sham Field) is approximately 7-8 miles south of Riverbank and is open to general aviation as well as supplying commercial air service. The Stockton Airport is approximately 25 miles northwest of the city and also provides commercial air service and is open to general aviation. The Oakdale Airport, a publicly owned airport approximately 7-8 miles east of Riverbank, provides service for general aviation only. These airports combined with the San Francisco Airport about 90 miles to the west serve the needs of the City of Riverbank and should be adequate for the foreseeable future.

PARKING FACILITIES

Existing parking facilities include a city parking lot at the corner of Stanislaus and Third Streets and individual, privately owned parking provided in connection with a specific business. Street parking is usually parallel parking although throughout the downtown business area and around the Community Center, diagonal parking is allowed.

The existing facilities appear to be adequate. There are usually parking spaces within 100 feet of the business to which a person wishes to go. With the exception of major activities like the Cheese and Wine Festival, parking is always available within a block of a persons' destination. The only real problem with existing parking facilities is the hazards of diagonal parking. The city council has attempted to eliminate much of this diagonal parking, especially in the residential areas, but the residents in the city were very vocal in their opposition to this move. It is unlikely that there will be any major changes in the diagonal parking policy in the near future.

Until the zoning ordinance was adopted in 1960 parking was provided either on the street, by city owned parking lots, or voluntarily by an individual who desired to provide additional parking for his/her home or business. After the zoning ordinance was adopted, developers were required to provide certain proportions of off-street parking depending on the business being proposed. These zoning ordinance requirements remained unchanged from 1960 to 1980 although the number of cars requiring parking space increased dramatically (see Chapter I). In December 1980 the entire off-street parking ordinance was updated to more accurately reflect current parking practices. As time passes the ordinance will need to be updated to provide for changing conditions. For example, while the number of cars may increase, the cars are getting smaller thus requiring more but smaller spaces. This is reflected in the 1980 changes which increased (sometimes doubling) the number of spaces required but reducing the width of aisles and allowing a proportion of spaces to be "small car" spaces.

BICYCLE FACILITIES

There are three main classes of bicycle facilities. Class I bicycle routes are completely separated rights-of-way designated for the exclusive use of bicycles. these routes can be found in parks, parkways with exceptionally wide median or other areas with sufficient space to provide the path. A Class I "bike path" requires at least 11-14 feet of width depending on whether bicycle traffic will be one way (11 feet) or two way (14 feet). If the pathway is to parallel a street, it must be separated by at least 5 feet. Figure 1, Bike Paths, indicates the standards used in Class I bike paths and an example of a Class I bike

route. It is the city's policy to develop Class I bike paths only where Class II and III facilities are inappropriate since there are no logical sites for Class I bike paths and since the cost of construction is so high.

Class II bike routes are restricted rights-of-way which, although they are not separated from the street, are designated for the exclusive or semi-exclusive use of bicycles (commonly called "bike lanes"). Generally these are five foot wide bike lanes located between the parking lane and the motor vehicle lane. Figure 2, Bike Lanes, shows the standards for Class II bike lanes and the manner in which they are usually provided. Class II bike lanes are usually found on collectors and arterials. The only Class II bike lane currently existing in Riverbank is along Patterson Road from the A.T. & S.F Railroad tracks to Claus Road. At present this is the only bicycle lane or route that is marked in the city.

Class III bike routes have a right-of-way that is shared with vehicles or pedestrians and consists mainly of signing the route to encourage bike traffic. No specific bike "lanes" are provided although some additional pavement width is desirable. although less safe than either Class I or II bike facilities, bike routes do offer several advantages. The only expense is in providing the appropriate signs designating the route. These signs not only encourage the use of the route by bicyclists, they warn the motorist to be on the alert for bicycles. Class III bike routes should only be located on streets of low traffic volume. Many of the streets in the city already exist with full street improvements and are not suitable for the addition of designated bike lanes.

Figure 3, Bike Routes, indicates the proposed location of Class II and III bike facilities. Standards for the development of these streets are presented in Appendix 2. Additional bike lanes and bike routes will be evaluated, if proposed, on a case by case basis based on need and feasibility. While the designations shown on Figure 3, Bike Routes, are not exclusive, they do seem to fulfill the needs as described in the preceding sections.

In addition to bike lanes and bike paths, some provision should be made for parking bicycles at their destinations (i.e. stores, shopping centers, schools, etc.). In new development over which the city has some permit authority, bike racks can be required as a condition of approval. In other cases, the existing owner may be encouraged to add such facilities or the city may investigate possible funding sources.

STREETS AND HIGHWAYS

1. **Pedestrian Facilities.** Generally pedestrian facilities are provided by sidewalks along the roadway. On of the city's ongoing concerns has been the lack of

adequate pedestrian access across Callander Avenue. Traffic is such that crossing is difficult and often dangerous. The idea of a pedestrian over-crossing was discussed at one time but there is no logical location for such a structure. The possibility of a traffic light at some point along Callander has also been discussed and may become a reality one day. This would greatly aid both vehicular and pedestrian traffic.

Provisions should also be made to provide handicapped persons with access to all areas of the city. The means of providing access differ between those areas already existing and those proposed. New construction includes the requirement for handicapped ramps at intersections and building code requirements ensure access to new buildings. Retro-fitting existing facilities is not as easy. The building code requires such retro-fitting of buildings when a certain amount of remodeling is done. This can involve enlarging restrooms, hallways, etc. Retro-fitting can also include reconstruction of curbs, gutters and sidewalks at intersections and enlarging driveways. Unless the city commits money towards retro-fitting public improvements, little will be done in the way of making public facilities accessible.

2. **Road Classifications.** Streets and highways provide either the surface for the above mentioned means of transportation or exist as connectors between them. For example, in the case of parking facilities, airports, railroads and rapid transit facilities the street and highway system provide access to the rather concentrated facilities (i.e. airport terminal, train depot) and aid in moving goods and people. The other transportation facilities such as transit, paratransit, bicycle and pedestrian facilities generally use the street system as its main traveling surface. Occasionally these means of movement operate independent of the street system as in the case of pedestrian over crossings but sidewalks along the edge of the street are more normal. In any case all other transportation is at least partially dependent on an adequate street system. A nearby airport or railway depot is not of much use unless a person can get from the airport or depot to his exact destination (i.e. home, office, etc.).

There are usually four or more classifications of roads. The four classifications used by the National Committee of Urban Transportation are typical and expressway, arterial, collector and local. Some sources break these classifications down further into major arterials and arterials, major and minor collectors and cul-de-sacs. Presented below are fairly standard definitions for the major classifications.

EXPRESSWAYS are usually multi-lane, divided roads with few, if any, intersections at grade, with access strictly controlled. Expressways generally serve large volumes of traffic (over 40,000 trips per day) going at fairly high speeds (50-60 m.p.h.). Trip length usually exceeds one mile. Right-of-way is usually over 100 feet wide and includes at least 4 traveling lanes, two emergency parking lanes and a median of 20-40 feet.

ARTERIALS are also multi-lane roads which connect principal traffic generators or provide movement of large quantities of traffic through an urban area. Arterials generally serve a moderate amount of traffic (10,000-40,000 trips per day) with an average trip length of one mile. Right-of-way ranges from 70-100 feet wide and consists of four (4) traveling lanes and two parking lanes.

COLLECTOR streets serve internal traffic movements within a neighborhood or subdivision and connect this area with the arterial system. Collectors are not generally long streets nor do they handle long trips. Approximately 1,500 to 10,000 trips per day can be expected on such streets. Right-of-way width is usually about 60 feet with two lanes of traffic and two parking lanes.

LOCAL streets provide access to adjacent land and are the majority of streets in a city although they carry a small proportion of the vehicle miles of travel. Each local residential street probably carries less than 1000 trips a day although near the central business district the volume may be
much higher. The number of driving and parking lanes is the same for a collector but are narrower, making a typical right-of-way of 50 feet.

In cities of less than 25,000 people it is generally assumed that here will be no expressways. Arterials and collectors ideally comprise 25-35% of the street system mileage in a city with the remainder in local streets. The city of Riverbank has approximately 45% of its mileage in arterials and collectors. Once the entire planning area is urbanized according to the proposed plan, this will drop to about 38% or less. The current large proportion of arterials and collectors is due to the large number of existing wide streets in central Riverbank and Highway 108. As the city has expanded, collectors have been placed further apart. The State Highway 108 accounts for approximately 1/4 of the current arterial and collector mileage.

Figure 4, Arterials and Collectors, indicates the locations of existing and future arterials and collectors. In reviewing the adequacy of the existing road system and its arterial-collector-local classifications, several means were used. The projected growth was established. These population projections were converted into vehicle trips per day.

Existing road traffic was reviewed and added to the traffic projections. The result was that the existing road classifications were found to be sufficient for the area covered. None of the arterials will surpass the 40,000 trips per day criteria, most will not even approach this limit. the collectors will likewise be limited to less than 10,000 cars a day.
Development of the existing arterials has varied considerably. Most of the arterials are rural, two-lane roads which have not been developed to their ultimate width. Third Street, Santa Fe from 1st Street to 8th Street, and Atchison Street from the Railroad Tracks to 8th Street have been developed to their full widths of 100 feet, 100 feet and 80 feet, respectively. None of the other arterials have been developed as yet although dedication of right-of-way is being required in connection with development permits. Approximately half of the collectors are developed to a full 60 foot width road. The remaining collectors are partially developed or are not yet in the City.

3. **Truck routes.** In addition to designating certain streets as arterials and collectors, several
streets in the city have been designated as truck routes. With the exception of the streets shown in Figure 5, Truck Routes, vehicles (including trucks) with a maximum gross weight of over 5 tons are not allowed however, trucks may go "by direct route to and from restricted streets where necessary for the purpose of making pickups and deliveries of goods, wares, and merchandise from or to any building or structure located on such restricted streets" (Section 9-4-1 of the City Code). This section of the City Code was last amended in 1982. Figure 5 includes existing truck routes plus those streets which are proposed to be added as truck routes upon annexation. The latter will have to be added to the City Code at such time as the streets are annexed.

4. **Street standards.** As discussed earlier, the widths of streets may vary depending upon their frequency of use, whether or not bike lane(s) are proposed and whether or not land is available for an ultimate width. Collectors are almost always 60 feet wide and in the City of Riverbank will always be 60 feet wide unless additional width exists at the time of this element. Collector streets shall include, but not be limited to, the following street segments:

- California Avenue, from Terminal Avenue to Eleanor Avenue
- Candlewood Place, from Oakdale Road to Estelle Avenue
- Claribel Road, from the MID Main Canal to Claus Road
- Coffee Road, north of Patterson Road

- Crawford Road, from Coffee Road to Roselle Avenue
- Eighth Street, from Patterson Road to Townsend Avenue
- Estelle Avenue, from Topeka Street to Patterson Road
- First Street, from Atchison Street to Patterson Road
- Jackson Avenue, from Topeka Street to Morrill Road
- Kentucky Avenue, from the Santa Fe tracks to Eleanor Avenue
- Litt Road, from Minniear Road to Claribel Road
- Minniear Road, from MID Main Canal to Litt Road
- Morrill Road, from Coffee Road to Roselle Avenue
- Oakdale Road, from Arrowwood/Park Ridge Drive to Patterson Road
- Santa Fe Street, From Claus Road to Eleanor Avenue
- Snedigar Avenue, from Mesa Drive to Kentucky Avenue
- Stanislaus Street, from Estelle Avenue to Callander Avenue
- Talbot Avenue, west of Roselle Avenue
- Terminal Avenue, from Patterson Road to Claribel Road
- Topeka Street, from Estelle Avenue to Callander Avenue
- Van Dusen Road, from Terminal Avenue to Claus Road
- Ward Avenue, from Jackson Avenue to Roselle Avenue

Arterials however, vary widely in width. Table 2, Width of Arterials, indicates the ultimate right-of-way widths of the designated arterials in the city's General Plan.

5. **Scenic Highways.** As can be quickly ascertained from review of a map of the city, none of the roads, streets, or highways are, or have the potential to be, scenic highways. As a result, there are none so designated.

6. **Other Uses.** At the present time streets and highways are so developed that they provide not only vehicular access to various portions of the city but also provide limited on-street parking, pedestrian sidewalks, and public utility easements for facilities such as telephone lines, electrical lines, sewer lines, etc.

CHAPTER 3

Goals, Policies and Implementation Measures

The first two chapters of this element described the projected needs of the city and the plans for meeting these needs. This chapter will include the goals, policies and measures to be used in implementing the plan.

GOAL 1

TO PROVIDE A SYSTEM OF STREETS AND ROADS THROUGHOUT THE CITY WHICH REFLECT LAND USE NEEDS

Policy 1:
Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.

Implementation Measure:
1. Future road and street rights-of-way shall be protected from development through the adoption and implementation of official plan lines where necessary. A minimum 110 foot right of way along State Highway routes shall be preserved for future expansion. (Official plan lines are used when it is undesirable or impractical to widen a road by requiring equal dedication on both sides of the existing center line.

2. Dedication and improvement of right-of-way to conform to the adopted plan line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through zoning ordinance and subdivision ordinance or building code requirements.

3. Traffic control devices (e.g. traffic signals and stop signs) shall be utilized to control the flow of traffic and minimize delays. Stop signs (including four-way stop signs) shall be used until traffic signals are absolutely necessary.

4. Developers will pay the cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development. Developers may be required to provide a traffic study of impacts and possible mitigation measures for projects with the potential of causing significant impacts.

Policy 2:
Arterials shall have a Level of Service of "C" or better at buildout of the General Plan boundary.

Implementation Measure:

1. Development and street construction shall be monitored so that, at such time as the General Plan boundary is reached and roads are fully developed, the Level of Service on all arterials is at least level "C".

2. Developers will pay the cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development. Developers may be required to provide a traffic study of impacts and possible mitigation measures for projects with the potential of causing significant impacts.

Policy 3:
Circulation systems shall be designed to promote safety and minimize traffic congestion.

Implementation Measure:

1. Traffic control devices (e.g. traffic signals and stop signs) shall be utilized to control the flow of traffic and minimize delays. Stop signs (including four-way stop signs) shall be used until traffic signals are absolutely necessary. When traffic lights are used, the city shall consider converting the lights to flashing red during non-peak hours.

2. Future residential lots shall not have direct access to arterials unless the area is already predominantly developed with lots having access. This determination shall be made by the planning commission or city council whichever is the final decision making body.

3. Lots which front along an arterial without direct access shall have such access restricted by a solid masonry wall of a height to be determined as a condition of approval of tentative subdivision maps. This wall shall be set back if necessary so that a 10-foot wide sidewalk can be constructed adjacent to the arterial. As an alternative to the fencing requirement, the use of open-ended cul-de-sacs may be permitted at the discretion of the planning commission and city council.

4. No new local streets shall be permitted to intersect arterials unless it is determined that the circumstances of the particular case are unique and require an exception to this policy. Financial hardship shall not be considered a unique circumstance.

5. Future requests for parcel splits shall be consistent with Policy 3 of this Circulation Element.

6. Future commercial and industrial development along arterials shall be limited to no more than one driveway (access) every 200 feet. If parcels existed as of June 1, 1987 of less than 200 feet in width, commercial or industrial development shall require cooperative agreements between adjoining property owners to allow common access points so that no more than every other property has direct access to the arterial.

7. A second overpass will be provided across the railroad tracks to connect Kentucky Avenue and Talbot Avenue.

8. Except in very small subdivisions where such a requirement is impossible, a majority of streets in a subdivision shall be curved to provide a varied view of the houses. No straight street shall be longer than 500 feet.

Policy 4:
A circulation system shall be developed that includes streets as necessary to provide access to all parts of the city based on the anticipated land use.

Implementation Measure:

1. The city will require that newly created parcels will have frontage on a city maintained street.

2. All streets shall be at least 60 feet in width with collectors located as necessary to provide access to more than 50 dwelling units.

3. Developers will pay the cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.

4. A second overpass will be provided across the railroad tracks to connect Kentucky Avenue and Talbot Avenue.

5. The city shall develop standards to clarify construction requirements of all types of roads

Policy 5:
Adequate parking facilities shall be provided to prevent congestion of streets and provide easy access to all destinations.

Implementation Measure:

1. The city shall monitor the needs of commuters and, should parking become a problem, will consider the provision of a park-and-ride lot.

2. All parking areas shall include shade trees in a ratio of at least one tree for every five parking spaces. These trees shall be dispersed throughout the parking area with at least 20 percent of them being interior trees.

GOAL 2

TO SUPPORT A BROAD RANGE OF TRANSPORTATION MODES

Policy 6:
Bikeways and pedestrian paths shall be routed to provide reasonable access from residential areas to major bicycle and pedestrian traffic generators such as schools, recreation facilities, centers of employment, and shopping areas.

Implementation Measure:

1. The city shall investigate funding to provide sidewalks throughout the City of Riverbank including money to retrofit existing curbing to serve the handicapped.

2. The city shall require the construction of sidewalks whenever it has the opportunity.

3. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system in the city.

4. Diagonal parking in residential areas shall eventually be eliminated and the additional space shall be used for Class II bike lanes.

Policy 7:
Provide for the public transit needs of city residents.

Implementation Measure:

1. The city shall support the county's efforts to provide a dial-a-ride system.

2. The city shall monitor the needs of commuters and, should parking become a problem, will consider the provision of a park-and-ride lot.

3. Development proposals along Highway 108 may be required to provide bus turnout lanes and covered bus stops as a condition of approval.

Table I

VEHICLE REGISTRATION VS. POPULATION
Stanislaus County

YEAR	VEHICLES	VEHICLES/ PERSON	PERCENT INCREASE	POPULATION	PERCENT INCREASE	
1965	106,472			175,900		
1970	123,295		15.8%	195,506	10.6%	0.634
1975	151,888		23.2%	224,709	15.5%	0.634
1980	202,797		33.5%	265,902	18.3%	0.763
1987	250,431		23.5%	320,645	20.6%	0.781

Table 2
WIDTH OF ARTERIALS

STREET SEGMENTS	WIDTH
Atchison Street	
from: First Street to Claus Road	80
from: Claus Road to Eastern City Limits	100
Callander Avenue – all	100
Claribel Road from Coffee Road to Claus Road	100
Claus Road – all	100*
Coffee Road from Patterson Road to Claribel Road	100
First Street north of Atchison Street	60**
Oakdale Road from Claribel Road to Patterson Road	100
Patterson Road	
from: Coffee Road to Callander Road	110
from: Callander Avenue to Railroad Avenue	60
Patterson Road from Railroad tracks to the eastern City Limits	80
Roselle Avenue	
from: Patterson Road to Turpin Avenue	66**
from: Turpin Avenue to Claribel Road	100
Santa Fe Street	
from: First Street to Eighth Street	100
from: Eighth Street to Claus Road	70
Third Street from Atchison Street to Patterson Road	100

**Claus Road has a specific plan line that has been adopted by the county following public hearings.
**No on-street parking is allowed on this section of First Street
**The 66 foot right-of-way to consist of the following facilities from west to east: sidewalk, 5 feet; parking lane, 8 feet; four driving lanes of 12 feet each (48 feet total); and, bike lane, 5 feet. There will be no parking or sidewalk on the east side of the street.

Figure 1
Bike Paths

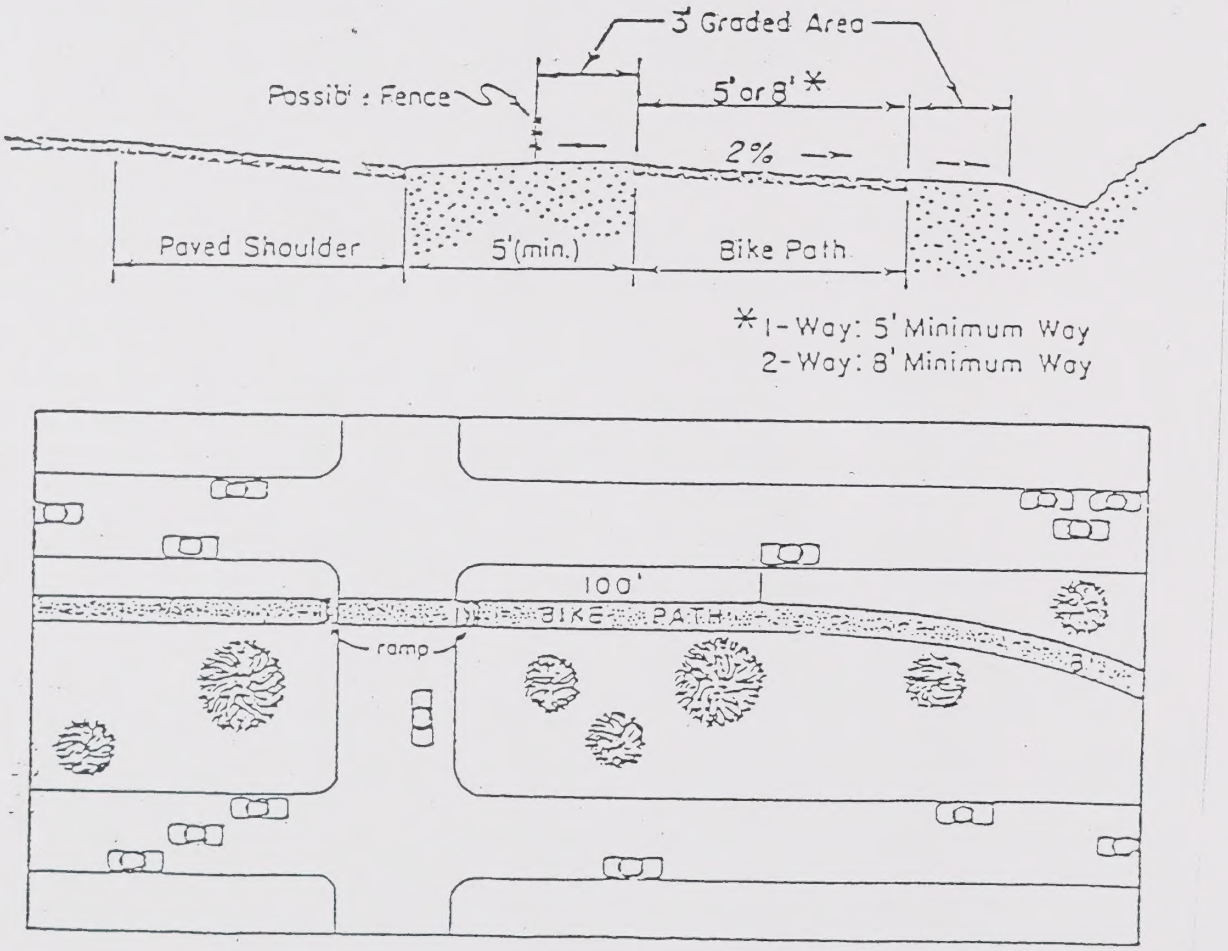


Figure 2
Bike Lanes

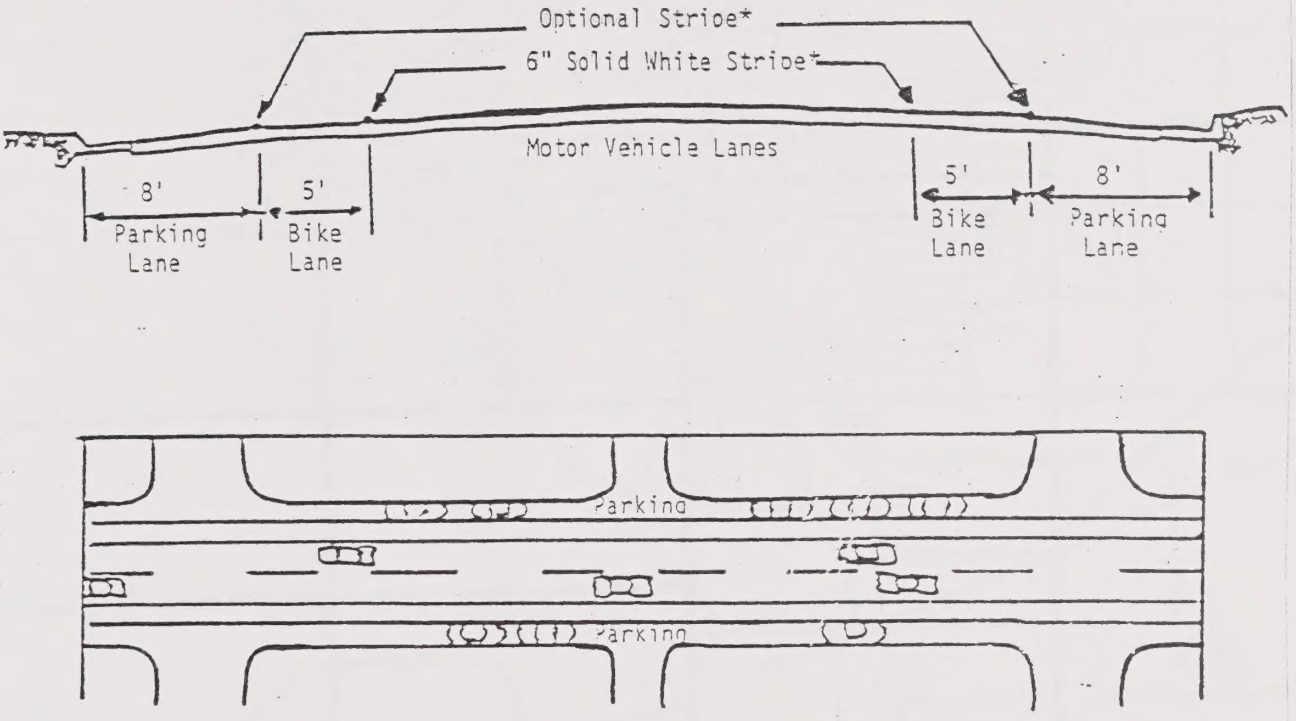


Figure 3
Bike Routes

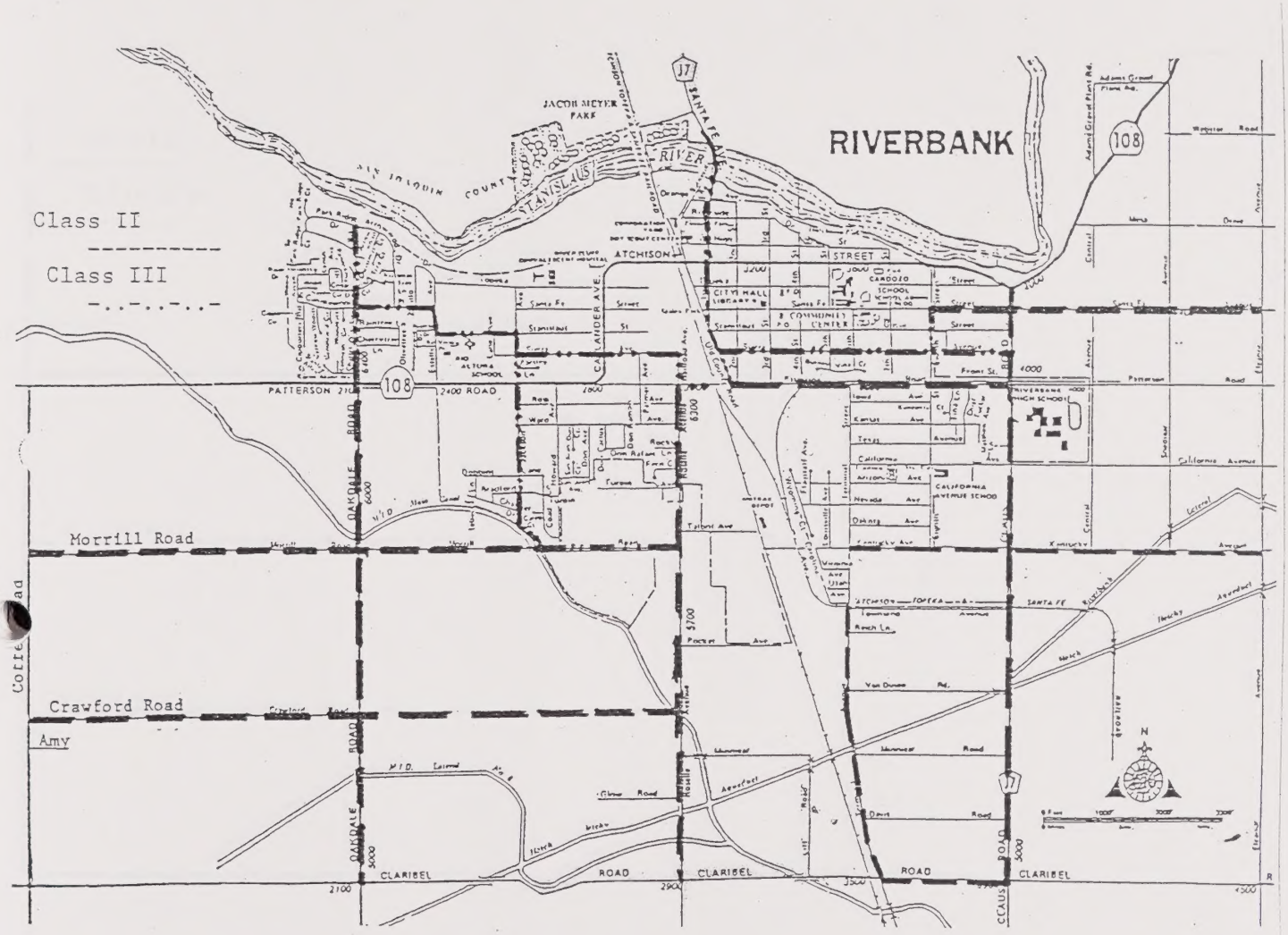


Figure 4
Arterials and Collectors

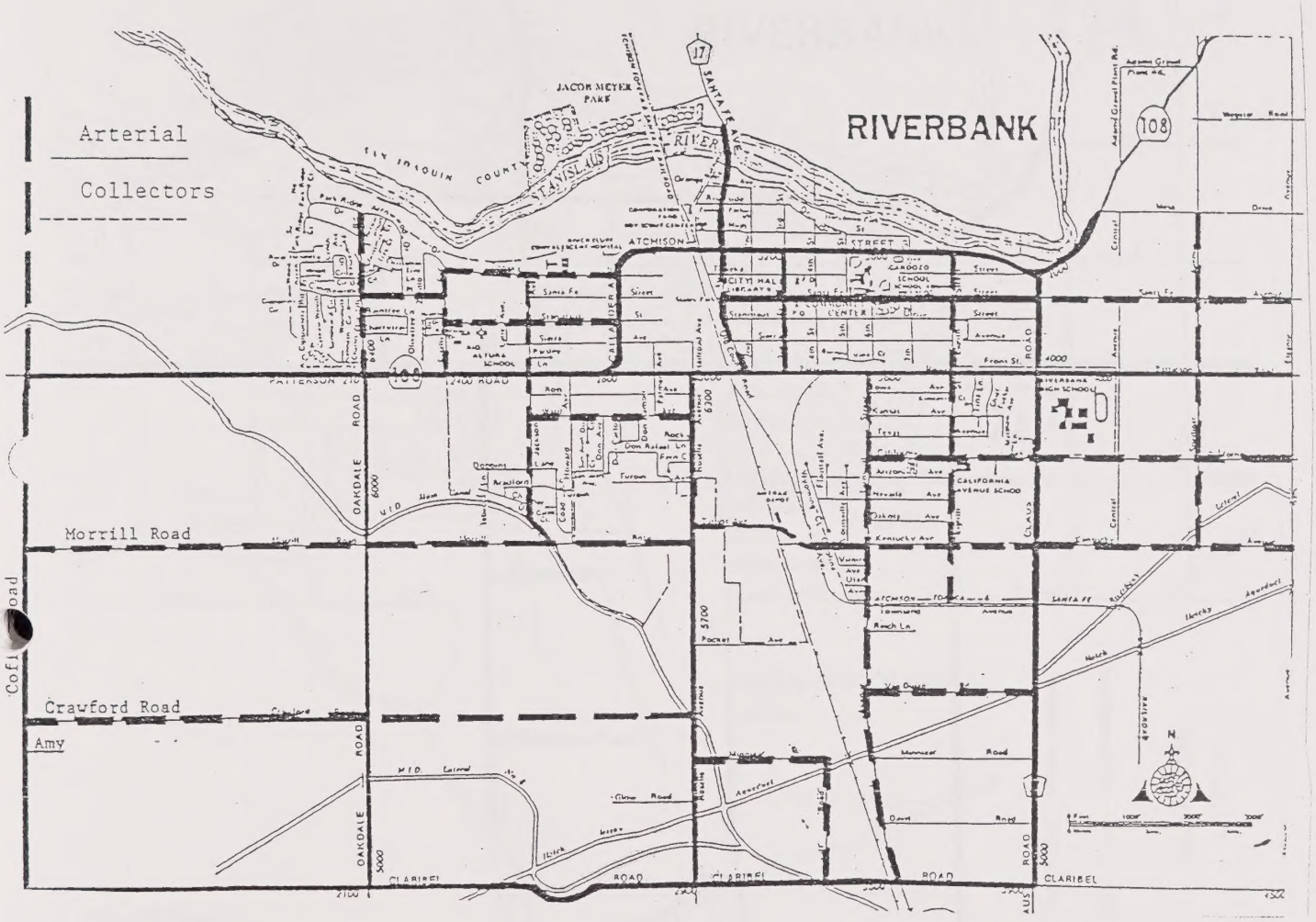
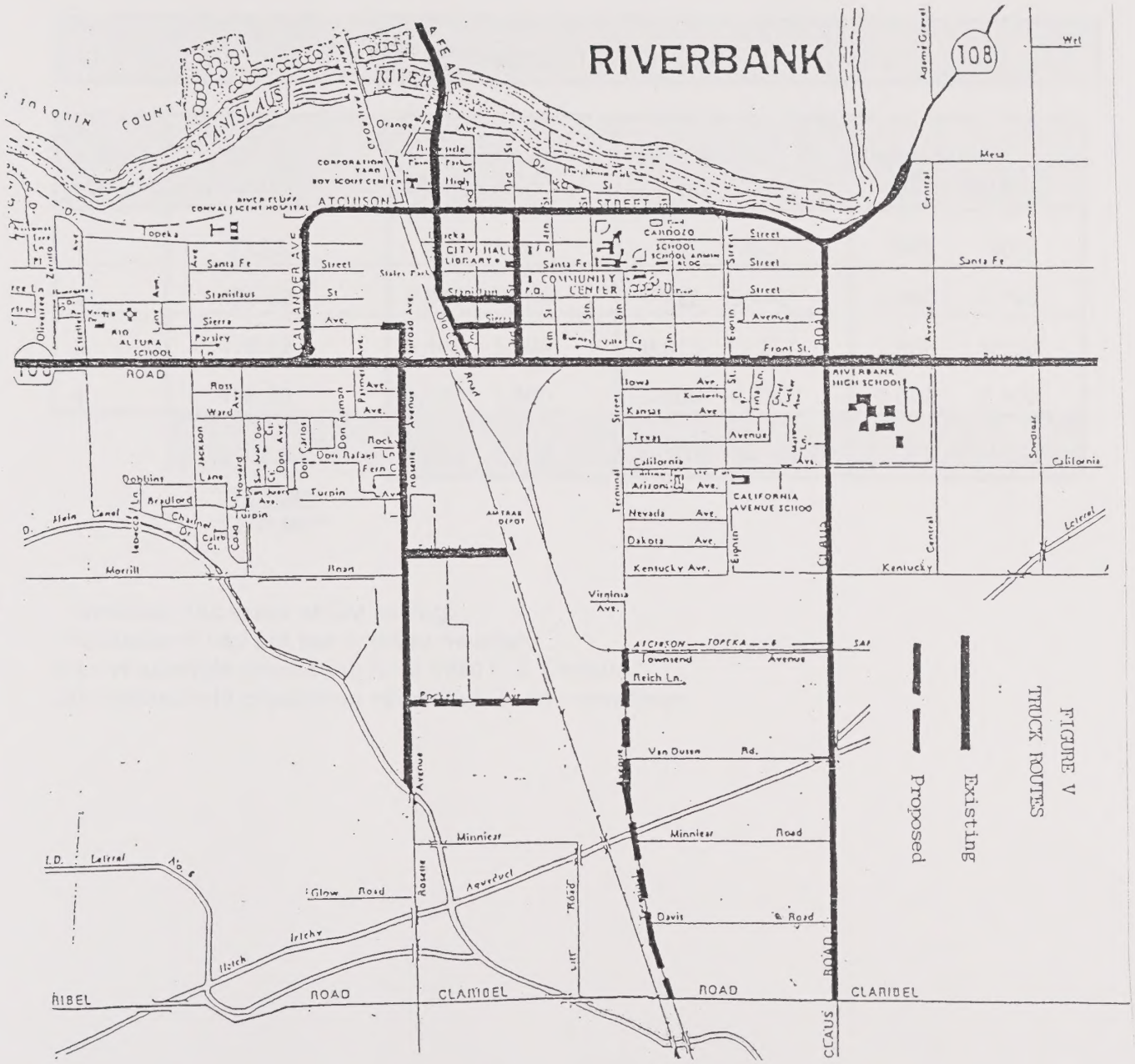


Figure 5
Truck Routes

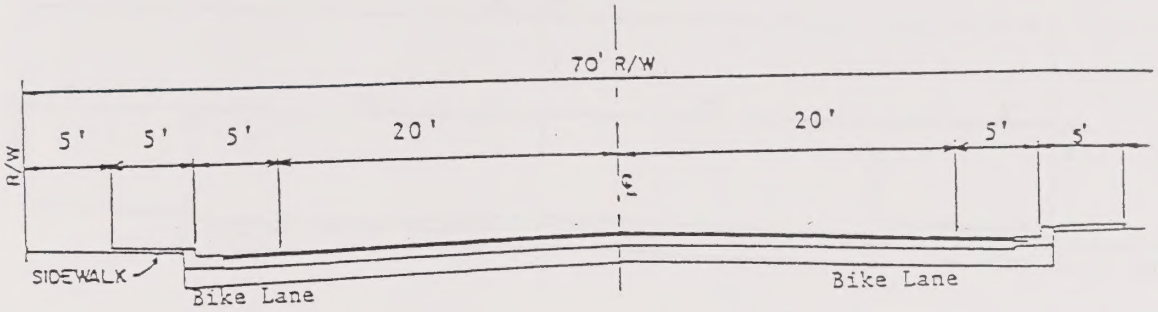


APPENDIX I
Population Projections

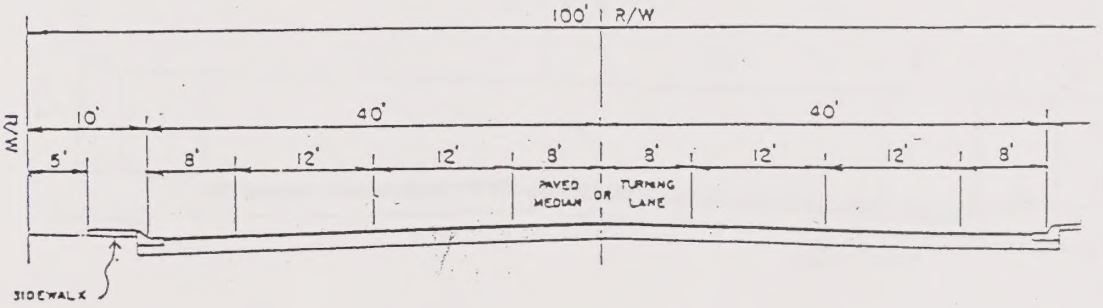
NUMBER OF DWELLINGS									
AREA I.D.	TOTAL ACRES	MIN. DWELLINGS	MAX. DWELLINGS		MIN. DWELLINGS	MAX. DWELLINGS		MIN. DWELLINGS	MAX. DWELLINGS
1	33.53	140	153		415	453		350	383
2	475.38	2,640	3,189		7,822	9,449		6,600	7,793
3	175.12	3,143	3,809		9,313	11,277		7,858	9,523
4	498.99	1,137	1,360		3,369	4,030		2,843	3,400
	1,182.95	7,060	8,508		20,919	25,209		17,651	21,279
	125.08*								
	1,308.03**								

*Includes 142 acres of CM zoning.
**Outside of city but too small to develop.
(1) = Household population from 1980 U.S. Census.
(2) = Household population estimated for new dwellings.

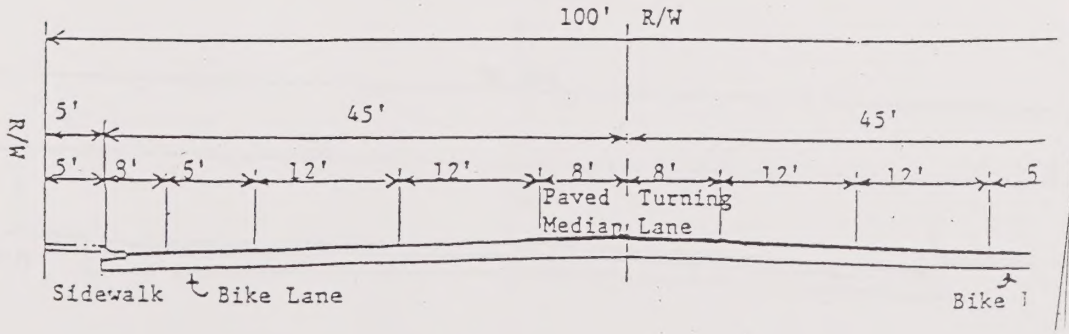
70' COLLECTOR OR ARTERIAL STREET
WITH BIKE LANES



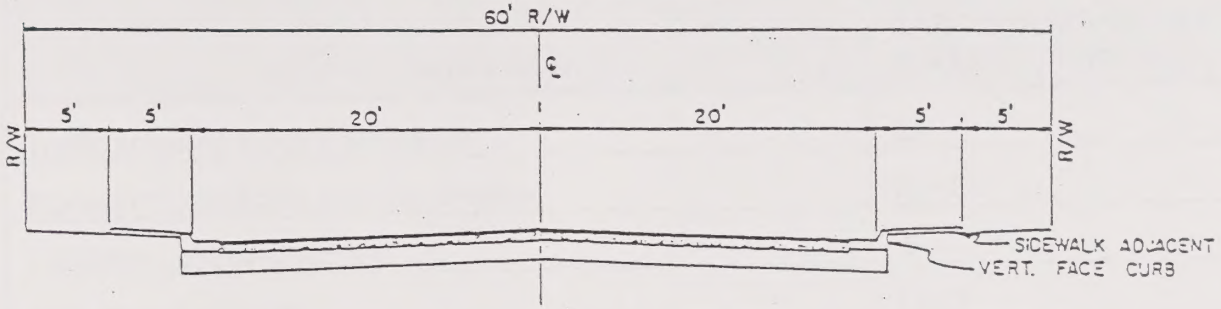
100' ARTERIAL STREET
WITHOUT BIKE LANES



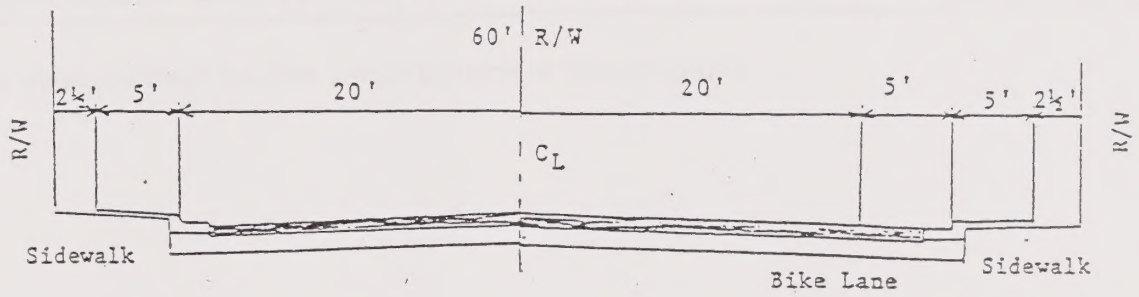
100' ARTERIAL STREET
WITH BIKE LANES



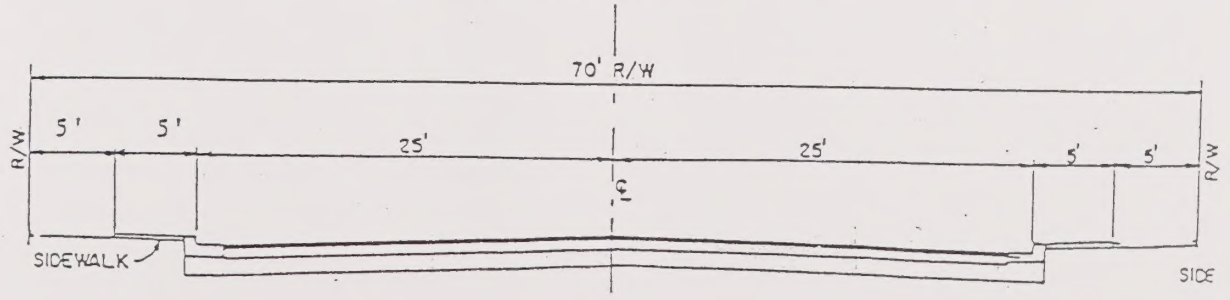
60' COLLECTOR STREET
WITHOUT BIKE LANES



60' COLLECTOR STREET
WITH BIKE LANE



70' COLLECTOR OR ARTERIAL STREET
WITHOUT BIKE LANES



APPENDIX III
Energy Saving Actions

ENERGY SAVING ACTION	GALLONS OF GASOLINE SAVED PER DOLLAR SPEND
Traffic actuated signal optimization	29
Signal interconnection and coordination	7 to 24
Computer controlled signals	5
Ride-sharing program	4 to 7
Area-wide express bus service	0.2
Broad area transit expansion	0.1
High occupancy vehicle treatment	0.2 to 0.8

Data obtained from the San Diego Council of Governments

APPENDIX IV
Level of Service

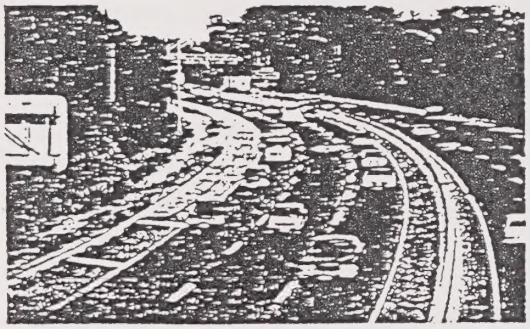
Illustration of freeway flow conditions



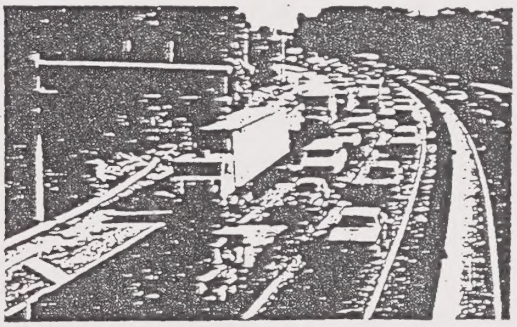
LEVEL A Free traffic flow, low volumes and densities. OS-55 PLUS.No delay.



LEVEL D Approaching unstable flow. OS-40. Minimal delay.



LEVEL B Stable traffic flow, speed beginning to be restricted. OS-50. No delay.



LEVEL E Unstable traffic flow, occasional slowing with high volumes. OS-35. Significant delay.



LEVEL C Stable traffic flow but speeds and maneuverability are more restricted. OS-45. Minimal delay.



LEVEL F Forced traffic flow, stop and go with high densities. OS-less than 25. Significant delay.

"OS" means the typical operating speed along a segment of roadway.

CHAPTER I

Introduction

Current State Law required that every city and county have an Open Space and Conservation Element of the General Plan. A Recreation Element is an optional element, but is required if a city wants to require park-in-lieu fees. Riverbank currently has all three elements and does require park-in-lieu fees. This document will combine and replace these elements. The requirements for the three elements are similar and would result in a duplication of data, plans and implementation measures if they were not combined.

Specifically, Government Code Section 65563 requires a city of county to have an adopted Open Space Element for the "comprehensive and long-range preservation and conservation of open-space land within its jurisdiction." Open-space lands are defined in Government Code Section 65560(b) as lands for: (1) the preservation of natural resources (plants, animals, riparian habitat, rivers); (2) the managed production of resources (agricultural land); (3) outdoor recreation (parks, rivers) and (4) public health and safety (flood plains, earthquake fault zones). Further more, the Open Space Element should include an inventory of privately and publicly owned open pace lands, goals and policies for preserving/managing open space lands and a program of specific implementation measures.

The Conservation Element is supposed to provide for the "conservation, development and utilization of natural resources: and may include flood control, prevention and control of the pollution of rivers and prevention, control and correction of the erosion of soils, Government Code Section 6502(d). This element contains almost identical information as that part of the Open Space Element that deals with the preservation of natural resources.

The Recreation Element should contain "a comprehensive system of areas and public sites for recreation, including the following, and, when practical, their locations and proposed development: (1) natural reservations; (2) parks; (3) park-ways; (4) beaches; (5) playgrounds; (6) recreational community gardens; (7) other recreation areas, Government Code Section 65303(a).

Because all three of these general plan elements require much of the information and deal with similar, if not identical subjects (e.g. all three require a discussion of parks), they will be discussed together and combined into one element. For organizational purposes this element shall be divided into the four types of open space lands defined in the Government Code. That information required to be in the Conservation Element shall be included in the section titled "Preservation of Natural Resources." The Recreation Element shall be incorporated in the section "Outdoor Recreation".

CHAPTER II
Goals

The first chapter of the element simply lists the requirements for the Open Space, Conservation and Recreation Elements of the General Plan. This chapter will state the goals to be accomplished with the plan. Chapter III will discuss the plan itself with Chapter IV containing implementation measures.

GOAL I

TO MAINTAIN A LOGICAL BOUNDARY BETWEEN URBAN AND RURAL USES PROVIDING AS FEW OPPORTUNITIES AS POSSIBLE FOR CONFLICT

Ideally this goal will prevent the premature curtailment of agricultural activities in the General Plan Boundary.

GOAL II

TO PROVIDE ADEQUATE ROOM FOR GROWTH WHILE PREVENTING PREMATURE INTRUSION OF URBAN DEVELOPMENT INTO AGRICULTURAL AREAS.

Although the City must provide adequate room to grow, excessive amounts of land should not be annexed prematurely.

GOAL III

TO CONTINUE AGRICULTURAL USE OF LAND OUTSIDE THE CURRENT CITY LIMITS.

This Goal, while protecting the County's major resource, agriculture, also leaves the ultimate urban area in a relatively undeveloped state. This eliminates barriers to development consistent with the Land Use Element.

GOAL IV

TO PRESERVE THE STANISLAUS RIVER AND IT RIPARIAN HABITAT FROM URBAN INTRUSION.

GOAL V

TO PREVENT ANY EROSION OF SOILS.

GOAL VI

TO PROVIDE PARKS AT STANDARDS OF 2.5 ACRES OF COMMUNITY PARKS PER 1000 POPULATION AND 2.5 ACRES OF NEIGHBORHOOD PARKS PER 1000 POPULATION AS WELL AS LINEAR PARKS AND RECRATION TRAILS WHICH MAY COUNT TOWARDS THESE STANDARDS

GOAL VII

TO PROVIDE ACCESSIBILITY TO ALL RECREATIONAL FACILITIES.

on the trees. Grasses are usually long-stemmed and shade tolerant.
The river, itself serves many functions for wildlife. Over 40-species of fish can be found in Stanislaus County rivers. Types of fish which can be found in the Stanislaus River includes: Lamprey, Sturgeon, Shad, Salmon, Trout, Sucker, Carp, Goldfish, Minnow, Catfish, Mosquito Fish, Bass, Sunfish, Bluegill, Perch, Sculpin, Stukleback, Hardhead, Hitch, Squawfish, Roach and Dace.

Aquatic insects can be found in or near the water providing a food source for Bass, Perch and other fish as well as insectivorous birds. Although the Stanislaus River is a Salmon spawning river, the salmon spawning grounds end at the Riverbank bridge with the principal spawning area up-stream from Orange Blossom Bridge. Ducks, geese and swans use the rivers for rest and food during their seasonal migratory journeys.

Specific information regarding plants, animals and birds is not available for the Riverbank area specifically. Table I lists the rare or endangered plants, which, because of their habitat, may exist in the Riverbank area. Table II similarly lists the types of birds that may be found in this area.

According to SAAG's Environmental Resources Management Element; Wildlife and Vegetation pages 56 to 59, there are two endangered and two rare animals known to be in Stanislaus County. The Southern Bald Eagle, found near LaGrange, and the Blunt-Nosed Leopard Lizard are endangered. The latter is found in sparsely vegetated plains, low foothills, grasslands and large washes. Increased agricultural use of these habitats has severely reduced its population.

The San Joaquin Kit Fox and the Giant Garter Snake are considered rare. (According to the state Department of Fish and Game these are listed as threatened with the former also being federally listed as endangered.) The fox is found in open hills and feeds on rodents. Because the rodents are being destroyed, the Kit Fox's food supply is disappearing, causing a corresponding reduction in the population. The Giant Garter Snake needs to be near permanent fresh water. The prevalent use of chemicals in these areas has eliminated some of the habitat of the snake. According to the state Department of Fish and Game, the Long-horned elderberry beetle is federally listed as endangered and may occur along the Stanislaus River riparian corridor.

As the city grows, more and more undeveloped land will be utilized for urban development. Some of the potential habitat or the variety of plants, birds, and animals listed above will be eliminated. It should be noted, however, that the actual land being used as a habitat within the general plan boundary is probably minimal. The land within the general plan boundary has been split into pieces that are generally less than 10 acres in size. More than 95% of the 400 or so parcels in the original general plan boundary are less than 10

acres in size. Almost 87% are less than 5 acres. These small parcel sizes mean that there is more of an intrusion of people into the animal's habitat than is usually the case. The movement of people within the habitat area and the noise associated with such movement can have an adverse effect on any birds or animals which may be present.

While urbanization will certainly intensify these possible impacts, theharm may already have been done. The area recently added to the general plan boundary (west to Coffee and south to Claribel) consists of many small parcels but also has large parcels of 50 acres or more.

Erosion along the bluff area of the Stanislaus River could become a problem. The ultimate city limit line generally follows the bluff line overlooking the river. Growth is not expected to extend beyond this line. It is possible that development will occur along the top of the bluff similar to that which exists in some areas already. Proper review of development applications to ensure consistency with the policies enumerated below would prevent any problems. With the exception of the bluff area and some minor elevation differences to the west of the city, there are no potential erosion problems.

The following policies are intended to aid in the preservation of natural resources. The implementation measures are designed to further these policies.

Policy A-1:
The Stanislaus River and its adjacent riparian habitat will be left untouched despite future development of the city. (Goal 4)

Policy A-2:
The City of Riverbank will only annex land as needed to provide an adequate but not excessive supply of land or development. (Goal 1)

Policy A-3:
Annexation shall be designed to minimize the conflict between urban development and the open, agricultural land. (Goal 1)

Policy A-4:
The City should prevent premature curtailment of agricultural activities in the General Plan Boundary by requiring specific plans and annexation prior to development for such lands and by opposing development in areas which are not proposed for annexation. (Goal 1)

Policy A-5:
Development projects which will result in soil erosion shall not be approved. (Goal 5)

Policy A-6:
A minimum 1/8 mile buffer zone shall be delineated along the left bank of the Stanislaus River west of North Park Ridge Court. This buffer area will provide foraging habitat for wildlife living in the riparian corridor and prevent development (including recreational activities) which might interfere with this activity.

B. Managed Production of Resources

Open space used for the managed production of resources includes forest lands, range land, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits. (Government Code Section 65560)

The only area described above which applies to Riverbank would be agricultural lands. The City of Riverbank is surrounded by agricultural lands. As mentioned previously, most of the parcels are less than 5 acres in size and might be considered ranchettes. Nearly all of the fringe area is in pasture with some scattered orchards and row crops on large parcels.

Most of this pasture land is not suited for other types of agriculture. The soil north of Patterson Road and west of Oakdale Road is of the Hanford-Tujunga Association and is the result of the alluvial fan of the Stanislaus River. It is a deep, well-drained soil and is among some of the most productive agricultural land in the county. The Hanford-Tujunga Association is usually composed of Class One and Two soil. The remainder of the soil surrounding the city is largely San Joaquin-Madera Association. This is usually a shallow, well-drained soil with a hard-pan at 18-30 inches. Normally planted in pasture, this is a Class Four soil.

Most of the area in the area southwest of the original general plan boundary is in large agricultural parcels and most of the land is subject to Williamson Act contract. Approximately 500 acres of the area proposed for expansion (approximately 1/4 of the area) is Class 1 or 2 soil with the remainder being Class 4.

The city currently has several policies which aid in the management of agricultural lands. First, the city only annexes land as it is felt to be needed to provide room to grow. At one point, the city opposed a 173 acre annexation as being premature.

Second, lot sizes have been reduced in the past two years and densities have been increased. This will allow more people to live on less land and will mean that less agricultural land is necessary to provide for urban growth. Third, the City has consistently

feet per second (cfs) line. This line is the maximum height of the river should the Corps of Engineers permit 8000 CFS of water to be released from New Melones Dam. Unless some totally unknowable and unexpected changes occur, the Stanislaus River will not be higher than the 8000 CFS line.

D. Outdoor Recreation

Open space for outdoor recreation includes "areas of outstanding scenic, historic and cultural values; areas particularly suited for park and recreation purposes, including access to lake-shores, beaches, river and streams and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails and scenic highway corridors, Government Code Section 65550. This section of the Element will also meet the requirements for a Recreation Element which shows comprehensive system of areas and locations and proposed development: (1) natural reservations; (2) parks; (3) parkways; (4) beaches; (5) playgrounds; (6) recreational community gardens and (7) other recreational areas, Government Code Section 75303a.

Many standards exist for determining a community's need for parks. One source, a moderate estimate, is the Recreation and Open Space Standards developed by the National Recreation and Parks Association (NRPA). NRPA's standards for neighborhood and community parks are listed below.

Although these standards are somewhat dated (1971) we still believe them to be valid. Appendix I shows how population distribution has changed from 1975 to 1980. The percentage of park users (young and elderly) has not changed appreciably. NRPA's standards represent an ideal recreational facility in an urban area. These standards are guidelines with which a city can determine its own needs and resource. NRPA also lists the kinds of facilities appropriate for neighborhood and community parks. These facilities include play apparatus area, sports fields, picnic areas, tennis courts, swimming pools and multi-purpose courts. Similar standards and guidelines also appear in a State of California publication, Guide for Planning Recreation Parks in California, where parks for various regions in the State are discussed.

The City of Riverbank currently has one community park an several neighborhood parks and play areas. Jacob Meyers Park, a 55-acre community park is located on the north side of the Stanislaus River and in addition to 2/3 miles of river frontage, has a full range of play, picnic and leisure facilities. The Community Center park, adjacent to Cardoza School is 3-acres in size and has play, picnic and leisure areas.

The other parks/play areas are less than 1-acres each and are as follows: Hutcheson Park, a 1/2 acre play area at Fourth and High Streets; California Avenue Park, a 1/3 acre play area on California Avenue between Terminal Avenue and Eighth Street; Esther Staley Park, a 1/6 acre park at First Street and Santa Fe Street; Pioneer park, a 2/3 acre park at First and High Streets, with limited play, picnic and leisure facilities. This total of approximately 7l.93 acres is equivalent to more than 10-acres of parks per 1000 people. Although the City may provide as many parks as it lines, park-in-lien fees can only be collected for 5-acres of park per 1000 people under State Law

Most of these parks do not meet the standards set forth in Table III. The Community Center Park comes closest to meeting the Neighborhood park criteria. Jacob Meyers is adequate to serve the City until further expansion of its planning boundary. At the projected ultimate population of 20,000 people, Jacob Meyer Park will constitute 2.75 acres of community park for each 1,000 population.

Since the City is only allowed to collect fees for 5-ares of park per 1,000 people, and since the City's Sphere of Influence population is expected to be about 20,000 people, the City can only require fees to pay for 100 acres of parks. Since there currently is 7l.93 acres of parks, only 28.07 more acres can be provided.

The map included in Chapter 4 indicates proposed location of parks. Four of the parks are proposed to be located in conjunction with schools. These parks would be 5-acres each. A fifth park is proposed near Rio Altura School, but will be only 3 or 4 acres. One additional park will also be provided at one of the two proposed storm drainage basins shown on the map. The decision for which basin shall also be used as a park will be made as development occurs.

In 1965 the State Legislature enacted the Quimby Act which permits cities and counties to pass ordinances that require either the dedication of land, the payment of in-lieu fees or a combination of both for park and recreation purposes. These requirements are a condition to approval of a final subdivision map. In 1981, the Construction Industry Research Board conducted a survey among California cities and counties to assess the extent that park fees were levied on new development. Jurisdictions calculated fees based on a variety of measures, including one or a combination of the following: fair market value of park land; park land development costs; assessor's appraised value, average cost of undeveloped land; flat fee for each dwelling unit. The average fee of the responding cities and counties was $640.00 per single family dwelling unit, $526.00 per multi-family unit and $369.00 per mobilehome.

Following adoption of the Recreation Element in late 1971, a new section was added to the Subdivision Ordinance to begin collecting park and recreation fees. A park standards

of 10-acres per 100 people was adopted and an $80.00 per unit fee was imposed. When the Subdivision Ordinance was revised in 1978, the section was entirely re-written to provide 5-acres of park per 1000 people. The re-written ordinance assumes the following densities and park acreage requirements.

For R-1 zoning, the fee is now $400 per unit; R-2 is $250 per unit and R-3 is $200 per unit. This fee is based on the need for 5-acres of park per 1000 population and the densities assumed above. The fee would only pay for purchase of land and not any development. Even if park land can be purchased for $20,000 an acre, no funds are collected for actually building the park. A recent up-date of Modesto's Open Space and Recreation Element included a cost estimate of development of a 5-acre Neighborhood Park. Table V shows this cost break-down.

It has not, in the past, been the City of Riverbank's policy to have training pools in parks. Even without the pool the park development would cost over $400,00 ($80,000 per acre). Added to land purchase costs of $20,000 per acres, the total cost of providing a park is $100,000 per acres, about five times as much as is currently being collected. In order to at least have some grass in the park, the fee should be adjusted to at least pay for the landscaping and site preparation. Other facilities can be added as money becomes available.

In addition to parks, the City provides recreational opportunities through its swimming pool and Community Center. This swimming pool is open from June to September. In 1980 approximately 10,500 people used the pool. This increased to over 13,000 in 1981, a 25% increase. Activities are also held from time to time at the Community Center. Annually the City provides liability insurance coverage for a variety of local basketball, baseball, softball, volleyball, track and weight lifting teams.

Within any area designated "Residential Reserve" the approximate locations of parks, schools and other public buildings will be designated on a neighborhood by neighborhood basis when each neighborhood is reviewed and exact General Plan designations are assigned.

The City of Riverbank's Circulation Element includes proposed bike routes and bike lanes. These facilities tie most of the major facilities within the City to one another. These bike routes are very important in making recreation facilities available and accessible to their most likely users. The system described in the Circulation Element should be implemented.

The following policies will be used to further provide outdoor recreational opportunities.

Policy D-1: The City of Riverbank shall maintain park in lieu fees at a level adequate to provide parks in a ratio of acres to population as established by this element.

Policy D-2: The City of Riverbank shall acquire land in approximate locations as shown on the map labeled Riverbank Park Plan and as illustrated in other implementing plans adopted by the City.

Policy D-3: Parks shall be developed as growth warrants.

Policy D-4: When school districts purchase school sites, the City shall as soon as practical, purchase an adjoining five acres for park purposes.

Policy D-5: Bikeways as described in the circulation element should be designed to serve recreational facilities.

Policy D-6: A minimum 1/8 mile buffer zone shall be delineated along the left bank of the Stanislaus River west of North Park Ridge Court. This buffer area will provide foraging habitat for wildlife living in the riparian corridor and prevent development (including recreational activities) which might interfere with this activity.

CHAPTER IV
Specific Implementation Measures

The preceding Chapter sets down plans and policies to be followed by the City of Riverbank with respect to Open Space, Conservation and Recreation. However, implementing these plans and policies requires specific actions. Some of these actions can take place now, others are on-going responsibilities, some are done periodically and still other only when the need arises. The specific implementation measures needed for open space, conservation and recreation purposes are listed below.

1. Each proposal for development along the Stanislaus River shall be carefully reviewed and properly conditioned to eliminate an possible impact to the Stanislaus River and its riparian habitat. Policy A-1.

2. When reviewing annexations, information regarding existing vacant land already within the City will be considered by the Planning Commission and City Council prior to granting support for the annexation. Policy A-2 and Policy B-1.

3. Each annexation shall be reviewed to ensure it does not further urban sprawl but rather continues to provide a compact city limits boundary without County islands and peninsulas of City land. Policy A-3 and Policy B-2.

4. When a referral of a parcel split is received from the County, the City will oppose the creation of parcels of less than 10-acres in size. Policy A-4.

5. Each development project shall be reviewed to determine whether or not soil erosion may occur. If erosion is a possibility, the project shall be modified or conditions shall be imposed to eliminate the possibility of erosion. If modification or conditioning is not possible, the project shall be denied. Policy A-5.

6. The City shall periodically review its Zoning Ordinance and the Land Use Element of the General Plan to ensure that the density of development permitted within the City is the most efficient possible while still maintaining the quality of life of its residents. Policy B-4.

7. Park-in-lieu fees shall be updated as soon as possible to reflect increased land values, development costs and reduction in the acreage of new parks to be provided. Policy D-1.

8. As the City implements acquisition of park sites shown on the map labeled Riverbank Park Plan and on other implementing plans adopted by the City, the land will be required to be dedicated by private property owners prior to development and/or purchase by the City. (Policy D-2).

9. As urban growth occurs near City-owned park land, the parks will be gradually developed as demand increases. Policy D-2.

10. New development shall be reviewed to determine whether any required street construction should include bike paths. Policy D-4.

TABLE I
Rare and Endangered Plants in Stanislaus County

Common Name	Genus	Species Variety	Status, Habitat, Comments
Evening Primrose	Clarkia	Prostrate	**Endangered**, valley grass-lands
Walnut	Juglans	Hindu	**Endangered,** riparian, value as disease root-stock
Wild Marjoram	Monardella	Leucoaphala	**Endangered,** valley grass lands, sandy places
Davy	Neostapfia	Colusana	**Endangered,** valley grass lands, about vernal pools
dea's Tongue	Ophioglossum	Californicum	**Rare,** valley grass lands, about vernal pools
Fern Orcutt Grass	Orcuttia	Californica-Californica	**Endangered,** valley grass lands, drying mud flats
Vasey	Orcuttia	Californica-inaequalis	**Endangered,** valley grass lands, drying mud flats
Vasey Grass	Orcuttia	Greenci	**Endangered,** valley grass lands, moist open places
Tuft Grass	Orcuttia	Pilosa	**Endangered,** valley grass lands, about vernal pools

Source: California Native Plan Society; Munz, Philip A., A California Flora, University of California Press, 1963

TABLE II

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

KEY: G = GENERAL; V = VALLEY, MOSTLY AGRICULTURAL SETTING; GP = GRASSLAND; U - URBAN; FW = DIABLO MTS., GENERAL; FE = SIERRA FOOTHILLS, GENERAL; WO = OAK WOODLANDS, DIABLO MTS.; D = LOWER SAN JOAQUIN RIVER AND OTHER MARSHES; R = RIPARIAN, RIVER BOTTOMS, LAKES AND RESERVOIRS IN VALLEY.

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
ARDEIDAE			
GREAT BLUE HERON	D, R, V	COMMON	PERMANENT
GREEN HERON	D, R	FAIRLY COMMON	PERMANENT
COMMON EGRET	D, R	UNCOMMON	PERMANENT
SNOWY EGRET	D, R	UNCOMMON	PERMANENT
AMERICAN BITTEIN	D, R, V	FAIRLY COMMON	PERMANENT
ANATIDAE			
MALLARD	D, R, V	FAIRLY COMMON	PERMANENT
GREEN-WINGED TEAL	D, R	FAIRLY COMMON	WINTER
TROCHILIDAE			
BLACK-CHINNED HUMMINGBIRD	V	UNCOMMON	SUMMER
ANNA'S HUMMINGBIRD	V	COMMON	SUMMER
RUFOUS HUMMINGBIRD	V	UNCOMMON	MIGRANT
ALLEN'S HUMMINGBIRD	V	FAIRLY COMMON	MIGRANT
ALCEDINIDAE			
BELTED KINGFISHER	R, D	FAIRLY COMMON	PERMANENT

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
PICIDAE			
RED-SHAFTED FLICKER	G	COMMON	PERMANENT
LEWIS WOODPECKER	V, FE	FAIRLY COMMON	WINTER
YELLOW-BELLIED SAPSUCKER	V, FW, FE	UNCOMMON	WINTER
DOWNY WOODPECKER	V, FW, FE	UNCOMMON	PERMANENT
NUTTALL'S WOODPECKER	V, FW, FE	COMMON	PERMANENT
TYRANNIDAE			
WESTERN KINGBIRD	V, FW, FE	COMMON	SUMMER
ASH-THROATED FLY-CATCHER	V, FW, FE	FAIRLY COMMON	SUMMER
BLACK PHOEBE	R	COMMON	PERMANENT
HIRUNDINIDAE			
TREE SWALLOW	G	COMMON	SUMMER
ROUGH-WINGED SWALLOW	G	FAIRLY COMMON	SUMMER
BARN SWALLOW	G, V	VERY COMMON	SUMMER
CLIFF SWALLOW	G, V	VERY COMMON	SUMMER
CORVIDAE			
SCRUB JAY	G	VERY COMMON	PERMANENT
YELLOW-BILLED MAGPIE	U, V, FW	COMMON	PERMANENT
COMMON CROW	V, GP, U	COMMON	PERMANENT

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
PARIDAE			
PLAIN TITMOUSE	G	COMMON	PERMANENT
COMMON BUSHTIT	V,R,D	COMMON	PERMANENT
SITTIDAE			
WHITE-BREASTED NUTHATCH	V	COMMON	PERMANENT
TROGLODYTIDAE			
HOUSE WREN	V, D, R	FAIRLY COMMON	SUMMER
BEWICK'S WREN	V, D, R	COMMON	PERMANENT
LONG-BILLED MARSH WREN	D, R, V	COMMON	PERMANENT
MIMIDAE			
CALIFORNIA THRASHER	V,	FAIRLY COMMON	PERMANENT
TURDIDAE			
ROBIN	G	COMMON	PERMANENT
WESTERN BLUEBIRD	G	COMMON	PERMANENT
ROUGH-WINGED SWALLOW	G	FAIRLY COMMON	SUMMER
SILVIIDAE			
RUBY-CROWNED KINGLET	V	COMMON	WINTER
CATHARTIDAE			
TURKEY VULTURE	G	COMMON	PERMANENT

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
ACCIPITRIDAE			
WHITE-TAILED KITE	D, V, R	FAIRLY COMMON	PERMANENT
SHARP-SHINNED HAWK	G	FAIRLY COMMON	PERMANENT
COOPER'S HAWK	G	FAIRLY COMMON	PERMANENT
RED-TAILED HAWK	G	COMMON	PERMANENT
RED-SHOULDERED HAWK	G	UNCOMMON	PERMANENT
SWAINSON'S HAWK	G	UNCOMMON	SUMMER
ROUGH-LEGGED HAWK	G	RARE	WINTER
FERRUGINOUS HAWK	G	ACCIDENTAL	WINTER
BALD EAGLE	R	RARE	WINTER
MARSH HAWK	V	COMMON	PERMANENT
FALCONIDAE			
PRAIRIE FALCON	G	UNCOMMON	PERMANENT
SPARROW HAWK	G	COMMON	PERMANENT
PHASIANIDAE			
CALIFORNIA QUAIL	V, FE, FW	COMMON	PERMANENT
RING-NECKED PHEASANT	V, FE, FW	COMMON	PERMANENT
GRUIDAE			
SANDHILL CRANE	D, V	COMMON	WINTER

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
RALLIDAE			
COMMON GALLMULE	D, R	FAIRLY COMMON	WINTER
COOT	D, R	COMMON	SUMMER
CHARADRIIDAE			
KILLDEER	V, D, R, FE	COMMON	SUMMER
BLACK-BILLED PLOVER	V, D, R	FAIRLY COMMON	MIGRANT
SCOLOPACIDAE			
COMMON SNIPE	V	COMMON	MIGRANT
LONG-BILLED CURLEW	V	FAIRLY COMMON	WINTER
GREATER YELLOW-LEGS	V, R	COMMON	MIGRANT
AMERICAN AVOCET	V, T	UNCOMMON	SUMMER
BLACK-NECKED STILT	V, R	UNCOMMON	SUMMER
LARIDAE			
HERRING GULL	V, D, R	FAIRLY COMMON	WINTER
CALIFORNIA GULL	V, D, R	COMMON	WINTER
COLUMSIDAE			
MOURNING DOVE	G	COMMON	PERMANENT
ROCK DOVE	G, U	COMMON	PERMANENT
CUCULIDAE			
ROADRUNNER	V, FE	RARE	PERMANENT

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
STRIGIDAE			
GREAT HORNED OWL	G	FAIRLY COMMON	PERMANENT
BURROWING OWL	V	FAIRLY COMMON	PERMANENT
MOTACILIDAE			
WATER PIPIT	V	COMMON	WINTER
BOMBYCILLIDAE			
CEDAR WAXWING	V, U	COMMON	WINTER
LANIIDAE			
LOGGERHEAD SHRIKE	V	COMMON	PERMANENT
STURNIDAE			
STARLING	G	FAIRLY COMMON	PERMANENT
VIREONIDAE			
WARBLING VIREO	V	FAIRLY COMMON	MIGRANT
PARULIDAE			
ORANGE-CROWNED WARBLER	V	FAIRLY COMMON	WINTER
NASHVILLE WARBLER	V	FAIRLY COMMON	MIGRANT
MYRTLE WARBLER	V		
AUDUBON'S WARBLER	V	VERY COMMON	WINTER
WILSON'S WARBLER	V	COMMON	MIGRANT

BIRD SPECIES AN THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
PLOCEIDAE			
HOUSE SPARROW	G	COMMON	PERMANENT
ICTERIDAE			
WESTERN MEADOWLARK	V, FW, FE	COMMON	PERMANENT
YELLOW-HEADED BLACKBIRD	D, R	FAIRLY COMMON	PERMANENT
REDWINGED BLACKBIRD	D, R	VERY COMMON	PERMANENT
TRI-COLORED BLACKBIRD	D, R	UNCOMMON	PERMANENT
BULLOCK'S ORIOLE	V. U	COMMON	SUMMER
BREWER'S BLACKBIRD	G	VERY COMMON	PERMANENT
YELLOW-HEADED BLACK-BIRD	D, R	FAIRLY COMMON	PERMANENT
BROWN-HEADED COWBIRD	G	FAIRLY COMMON	PERMANENT
FRINGILLIDAE			
HOUSE FINCH	G	VERY COMMON	PERMANENT
AMERICAN GOLDFINCH	V, U	COMMON	PERMANENT
LESSER GOLDFINCH	V, U	COMMON	PERMANENT
LAWRENCE'S GOLDFINCH	V, U	COMMON	PERMANENT
RUFOUS-SIDED TOWHEE	V, U	VERY COMMON	PERMANENT
BROWN TOWHEE	V	FAIRLY COMMON	PERMANENT
SAVANNAH SPARROW	V	FAIRLY COMMON	PERMANENT
GRASSHOPPER SPARROW	V, GP	UNCOMMON	SUMMER

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
FRINGILLIDAE CONTINUED			
OREGON JUNCO	G	COMMON	WINTER
CHIPPING SPARROW	V, FE	FAIRLY COMMON	MIGRANT
WHITE-CROWNED SPARROW	G	VERY COMMON	WINTER
GOLDEN-CROWNED SPARROW	V, FW	COMMON	WINTER
SONG SPARROW	G	VERY COMMON	PERMANENT

SOURCE: STANISLAUS AREA ASSOCIATION OF GOVERNMENTS, ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT; WILDLIFE AND VEGETATION, 1974

TABLE III

NRPA Standards for Neighborhood and Community Parks

Characteristic	Neighborhood Parks	Community Parks
Land Area	5 - 20 acres	20 - 100 acres
Service Radius	1/4 to 1/2 miles	1/2 to 3 miles
Population	2000 - 10,000	10,000 - 50,000
Ratio ac/pop	2.5 - 1,000	2.5 - 1,000

Source: Robt, D. Buscher (Ed), National Park, Recreation and Open Space Standards, National Recreation and Park Association, 1971

TABLE IV

City of Riverbank Park Standards

Zoning District	Assumed Density	Standard Acres Required/Dwelling Unit
R-1	4.0 persons/DU	2 acres/100 DU's
R-2	2.5 persons/DU	2 acres/160 DU's
R-3, R-4	2.0 persons/DU	2 acres/200 DU's

The value of park land is estimated (currently at $20,000/acre) and using the following formula, a per unit fee is derived.
2 acres x $20,000/acre = $40,000 (DU Standards for = fee per dwelling unit Zoning District)

TABLE V
Park Development Costs in the City of Modesto

PARK DEVELOPMENT	COST OF 5-ACRE NEIGHBORHOOD PARK	
MASTER PLAN, ENGINEERING		$40,000.00
LANDSCAPING AND SITE PREPARATION		$180,000.00
RESTROOM/UTILITY BUILDING		$85,000.00
GAME COURTS/APPARATUS		$55,000.00
TRAINING POOL		$50,000.00
PICNIC UNITS, LILGHTS		$50,000.00
	TOTAL:	$470,000.00

BIRD SPECIES AND THEIR HABITAT WITHIN STANISLAUS COUNTY

FAMILY SPECIES	HABITAT TYPE (1)	ABUNDANCE	TIME OF OCCURRENCE
FRINGILLIDAE CONTINUED			
OREGON JUNCO	G	COMMON	WINTER
CHIPPING SPARROW	V, FE	FAIRLY COMMON	MIGRANT
WHITE-CROWNED SPARROW	G	VERY COMMON	WINTER
GOLDEN-CROWNED SPARROW	V, FW	COMMON	WINTER
SONG SPARROW	G	VERY COMMON	PERMANENT

SOURCE: STANISLAUS AREA ASSOCIATION OF GOVERNMENTS, ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT; WILDLIFE AND VEGETATION, 1974

RIVERBANK PARK PLAN

SAFETY AND SEISMIC SAFETY ELEMENT

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CHAPTER I

Introduction

The State of California requires that two of the nine mandated elements of the General Plan be safety and seismic safety. The specific requirements of these elements are listed below. Since they are very similar and overlap somewhat they are being combined into one element for the City of Riverbank.

Government Code Section 65302(i) requires a safety element "for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards".

Government Code Section 65302(f) requires a seismic safety element "consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failure, or to effects of seismically induced waves such as tsunamis and seiches.

"The seismic safety element shall also include an appraisal of mud slides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure and seismically induced waves".

Most of these topics will be covered in this element. There are no known faults near Riverbank so hazards from earthquake activity would be limited to ground shaking, and inundation from dams up river from the City. There is no history of land subsidence anywhere in the County. According to information provided by the Stanislaus County Office of Emergency Service (see Appendix I) there is no danger of flooding within the City of Riverbank.

The Atchison, Topeka and Santa Fe Railroad runs through the center of town. The trains roll through quickly and often without stopping. These trains may carry a variety of cargo including toxic, munitions and poisons. An accident could present a danger to the City which we cannot prevent. All that can be done is to be prepared in case something happens. The remaining topics will be discussed in Chapter III and plan devised.

CHAPTER II

Goals and Objectives

The first chapter of this element describes the requirements of State Law with respect to Safety and Seismic Safety Elements. This chapter shall discuss goals, while the remainder of the element sets policies and describes proposed implementation measures.

GOAL I

TO BE PREPARED FOR ANY EMERGENCY including earth-quakes, dam failures, fires, and hazardous substance accidents. Plans are now being made with the County for doing much of this.

GOAL II

TO PROVIDE SAFE BUILDINGS FOR PEOPLE TO OCCUPY in the City of Riverbank. The City adopted Uniform Building Code and Fire Code dictates the manner in which this shall be accomplished.

GOAL III

TO PROVIDE ADEQUATE DISTANCES BETWEEN BUILDINGS FOR FIRE SAFETY.

GOAL IV

TO PROVIDE ADEQUATE ACCESS FOR FIRE FIGHTING AND OTHER EMERGENCY EQUIPMENT.

CHAPTER III

Safety and Seismic Safety Plan

A. EARTHQUAKES

Common to both the safety and seismic safety elements is the emphasis on earthquakes and the damage they can do. According to the Office of Emergency Services, "there are four Pre-Quaternary faults (older than two million years with no indication of recent displacement) in or near Stanislaus County. Telsa and Ortigalita faults are 26 miles west of Riverbank in the Westside Hills. Bear Mountain Fault Zone is 25 miles east of Riverbank in Tuolumne and Calavares Counties. Melones Fault Zone is 30 miles east of Riverbank in Tuolumne and Calavares Counties.

The Calavares and Hayward Faults are major Quaternary faults (generally, no evidence of recent displacement but clearly recognized by terrain features) are located 53 miles west of Riverbank in Santa Clara County. Fault creep slippage has been observed in portions of both of these faults. In other words, portions of these faults are stable where other portions are not.

The San Andreas Fault (California's major fault) is much like the Calavares and Hayward faults. The difference being, there is indication of recent movement in its entire length. This fault is located approximately 60 miles west of Riverbank in Santa Clara and Santa Cruz Counties. (See Appendix I)

Although it is not expected that there would be any surface ruptures resulting from an earthquake, ground shaking could cause significant problems in the Riverbank area. A major quake (8 or above on the Richter Scale) caused by one of the above faults could cause a Richter reading of 6 or even 7 in the Riverbank area. This would result in damage to buildings and under ground utilities. In addition, landslides along the bluff of the Stanislaus River could occur. Although these occurrences will affect some people a more far-reaching problem would be if one of the Stanislaus River dams failed.

Failure of Turlock Dam would not have a great affect on the City. Only a small area on the south side of the river around Orange Avenue would flood. More importantly the sewer plant would probably flood out. Failure of New Melones Dam would have a significant impact on the City. Within 2-l/2 hours from dam failure, water would begin to flood the City as well as most of the northern part of the County including Modesto. The flooding would crest at about 5-10 feet in downtown Riverbank. If this were to occur, evacuation should be to the southeast toward higher ground. The primary evacuation routes would be Terminal/Santa Fe and Claus towards Empire and Waterford.

Most of the policies needed for response to earthquakes are currently in place and being practiced. They are, nevertheless, listed below.

Policy A-I:
The City of Riverbank shall work closely with the Stanislaus County Office of Emergency Services to complete an Emergency Plan for the City. (Goal I)

Policy A-2:
The City of Riverbank shall, to the extent feasible, train its personnel in disaster preparedness. (Goal I)

Policy A-3:
Provide, to the extent feasible, the tools dealing with emergencies. (Goal I)

B. FIRES

Generally fires are no more of a problem in the City of Riverbank than in any other community. The Riverbank Fire Department enforces the Uniform Fire Code on new buildings and does periodic inspections of existing buildings. The highest structure which could be built in the City is 6 stories high and residential buildings can only be built 3 stories high. A ladder could reach all residential buildings and more than half of the permitted 6 story buildings. The Fire Department ladder will go 50 feet and the 6 story building cannot exceed 70 feet in height. The remaining portions of the building would be protected by sprinklers. Sprinklers are, according to the Fire Chief, are about 96% effective. Although still somewhat inadequate, the supply of water for fighting fires has improved a lot over the past few years. The City currently has a Class 6 fire rating.

Some existing uses cause the Fire Chief concern as possible fire hazards. Some of the older residential buildings (e.g. the Snyder Apartments) are in such a poor condition that they could easily burn. They are not a danger to other buildings but would likely be completely gone if a fire of any magnitude began. The older commercial buildings downtown could also be hazardous. Some of these buildings have common attics. If one of the stores caught fire, the whole block could go. Both the ammo plant and the can plant have propane tanks that could be dangerous. In addition the can plant has stored barrels of solvent, lacquer and methyl ethyl ketone at the rear of their property. These uses are not doing anything illegal. The ammo plant and can plant meet the codes pertaining to the explosive substances they have but the fact that they exist and that accidents do occur make them at least potentially dangerous.

The City already has many preventive policies in place. The streets, particularly in the downtown area, are exceptionally wide (80-100 feet). Elsewhere in the City a system of collectors and major roads provide 60-100 foot wide roads throughout the City at fairly

frequent intervals. These street widths do two things. First, in case of earthquake, rubble from falling buildings will probably not completely block the streets. Emergency vehicles should still be able to maneuver. All subdivisions and other major development projects are referred to the Fire Department for comment. During the past 3-4 years the Planning Commission has without fail, conditioned approval of these projects on the Fire Departments requirements. Second, the width of streets could prevent fires from spreading. Although setbacks and fire walls are the most common means of controlling spreading fires, wide streets could be helpful in major fires.

As mentioned above, the Zoning Ordinance requires setbacks in many areas. When setbacks are not required, the Building Code requires fire walls of I, 2 or 4 hours separation. These setbacks are typical of other jurisdiction's requirements. The Zoning Ordinance also attempts to segregate industrial uses such as the can plant, which are likely to have larger amounts of flammable substances, from residential uses. This reduces the number of people that might be in danger.

The Fire Chief felt that other than the current cooperation between the fire and planning department, there were only three things that the City could do to help him. First, the City could continue to improve the water supply and thus the fire flows. This might help with the City's rating. Second, gas standby pumps, such as those on the River Heights and Pioneer Park wells, could be added to all City wells. This would prevent interruption of water service in the case of blackouts. Third, the City could consider requiring that roofing material that is noncombustible, (i.e. not shakes or shingles). He feels this is particularly important on large complexes, but the Building Code requires this anyway. Certainly the City should continue improving its water system including the possible addition of standby gas pumps on all wells. This will probably take a considerable amount of time since finances are limited. Although the suggestion regarding noncombustible materials can be implemented on large developments, it is not practical or potentially feasible on single family homes.

Policy B-1:
The City of Riverbank shall continue to enforce the fire and Building Codes. (Goal 2)

Policy B-2:
The City of Riverbank shall maintain adequate space between buildings through the Zoning Ordinance and Building Code to provide for fire safety. (Goal 3)

Policy B-3:
The City of Riverbank shall maintain a road system that provides adequate access for emergency equipment. (Goal 4)

Policy B-4:
The City of Riverbank will condition major developments such as subdivisions and planned developments, to meet recommendations of the Riverbank Fire Department. Goals 2,3 and 4)

Policy B-5:
The City of Riverbank will continue to improve when feasible, the water system of the City.

C. HAZARDOUS SUBSTANCES

At least three industrial plants in or near the City of Riverbank have hazardous substances. The cheese plants in downtown Riverbank produce whey, which can cause problems in the sewer plant and lines if spilled. This happens occasionally and while a minor spill can be handled, a major spill could cause problems at the sewer plant.

Thunderbolt Wood Treating Plant has many different chemicals which, if spilled, can pollute the groundwater. The plant is well run and there is very little change of any spill reaching the ground let alone the groundwater. Nearby water wells are constantly monitored and no problem has ever occurred.

The third potential problem area is the Contadina Cannery. Chlorine is stored on the property. The plant meets all of the regulations for storing the chlorine but accidents can happen. An accident with the chlorine could cause a harmful vapor cloud and require evacuation of a portion of the town.

All of these potential problems are currently under control and no further restrictions are needed. The plants meets the safety requirements and/or are monitored to ensure compliance. Nothing else is within the City's ability to control.

CHAPTER IV

Specific Implementation Measures

The preceding Chapter sets down plans and policies to be followed by the City of Riverbank with respect to Safety and Seismic Safety. Implementing these plans and policies requires specific actions. Some of these actions can take place now, other are on-going responsibility, some are done periodically and still other only when the need arises.

I. The City of Riverbank shall hold periodic training sessions/mock disaster drills to aid key personnel in being prepared for disasters. (Policies A-I and A-2)

2. The City of Riverbank shall allow personnel to take classes in disaster preparedness whenever time and funds permit. (Policy A-2)

3. Investigate obtaining some barricades and hazardous material detectors such as a Geiger counter, to aid emergency personnel in dealing with emergencies. (Policy A-3)

4. The Zoning Ordinance shall be monitored to insure that adequate setbacks are provided for fire safety. (Polices B-I, B-3 and B-4)

5. Any amendments to the Circulation Element shall take into consideration access to emergency vehicles. (Policy B-3)

6. All development requests will be referred to the Fire Department for comment. (Policy B-4)

7. Whenever possible, the Capital Improvement Plan shall include improvements to the water system. (Policy B-5)

APPENDIX I
Letter from Stanislaus County Office of Emergency Services

NOISE ELEMENT

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NOISE ELEMENT OF THE GENERAL PLAN
CITY OF RIVERBANK, CALIFORNIA

Prepared For

City of Riverbank
6707 Third Street
Riverbank, California 95367

Prepared By

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A. PURPOSE

The purpose of this Noise Element of the City of Riverbank General Plan is to provide a means for protecting local citizens from the harmful effects of excessive exposure to noise. This may be accomplished by mitigating noise conflicts where they presently exists and by minimizing future noise conflicts by the adoption of specific policies intended to achieve land use compatibility within the community. This document has been prepared in accordance with Section 65302(f) of the California Government Code, which requires that Noise Elements of the General Plan be prepared by all cities and counties and conforms to the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" prepared by the California Office of Noise Control.

B. BACKGROUND

The contents of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by "Guidelines for the Preparation and Content of Noise Elements of the General Plan" adopted and published by the California Office of Noise Control (ONC) in 1976. As adopted, the ONC guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected levels of activity within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL)* or the Day-Night Average Level (Ldn) which are both descriptors of total noise exposure at a given location for an annual average day. It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving land use compatibility through the long-range planning and project review processes. It is also intended that noise exposure information be used to provide baseline levels and noise source identification for use in the development and enforcement of a local noise control ordinance.

According to the Noise Element Requirements and ONC Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

- Highways and freeways
- Primary arterials and major local streets
- Railroad operations
- Aircraft and airport operations
- Local industrial facilities
- Other stationary sources

Noise sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive land uses:

- Schools
- Hospitals
- Resthomes

- Long-term medical or mental care facilities
- Other uses deemed noise sensitive by the local jurisdiction

*For an explanation of the terminology uses in this document refer to Appendix A: Acoustical Terminology.

C. NOISE AND ITS EFFECTS ON PEOPLE

Noise is often defined simply as unwanted sound and thus is a subjective reaction to characteristics of a physical phenomenon. Researches for many years have grapped with the problem of translating objective measurements of sound into directly correlatable measures of public reaction to noise. The descriptors of community noise in current use are the results of these efforts and represent simplified, practical measurement tools to gauge community response. Before elaborating on these descriptors, it is useful to first discuss some fundamental concepts of sound.

Sound is defined as any pressure variation in air that the human ear can detach. If the pressure variation occur frequently enough (at least 20-times per second), they can be heard and hence is called the frequently of sound and is expressed as cycles per second, now called Hertz (Hz) by international agreement.

The speed of sound in air is approximately 770-miles per hour, or 1,130 fee per second. Knowing the speed and frequency of a sound, one may calculate its wavelength, the physical distance in air from one compression of the atmosphere to the next. An understanding of wavelength is useful in evaluating the effectiveness of physical noise control devices such as mufflers or barriers, which depend upon either absorbing or blocking sound waves to reduce sound levels.

To measure sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals) as a point of reference, defined a 0dB. Other sound pressures are compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The logarithmic scheme also reflects the exponential manner in which the ear reacts to sound. The formula for calculating sound pressure level (in decibels) is:

SPL = 20 log p/po, dB, or
= 10 log (p/po) 2, dB;
Where: SPL = sound pressure level, dB
p = measured pressure
po = reference pressure (20 micropascals)

use of decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) are uniform throughout the scale, corresponding, closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, in the range of usual environmental noise levels, perception of loudness is relatively predictable and can be approximated by weighting the frequency response if a sound level measurement device (called a sound level meter) by means of the standarized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed by dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. In
terms of community response, it is generally valid that a change in noise level at least 5 dBA is required before any noticeable change in community response would be expected. A 1- dBA change in noise level is perceived as being subjectively a doubling in loudness, which would likely result in an adverse public reaction. Typical A-weighted sound levels generated by noise sources commonly found in the community are illustrated in Figure 1.

It is common to describe community noise in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent energy sound level (L*eg*) , which is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given time period (usually one hour). The L*eg* is the foundation of the composite noise descriptors such ads Ldn and CNEL and shows very good correlation with community response to noise.

The two most common noise descriptors in use today are the Ldn and CNEL scales. Ldn (day-night average level) is based upon the average hourly L*eg* over a 24-hour day, with a 10 decibel penalty applied to nighttime (10 pm to 7 am) L*egs*. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. CNEL, (Community Noise Equivalent Level) is also based
upon the average hourly L*eg* over a 24-hour day, except that an additional penalty of approximately 4.5 decibels is applied to evening (7 pm to 10 pm) hourly L*egs*.

The CNEL scale was developed for the California Airport Noise Regulations and is applied specifically to airport noise assessment. The Ldg scale is a simplification of the CNEL concept. For a given situation, the two scales will generally agree within plus or minus 1 dB. Like the L*eg*, these descriptors are averages and tend to disguise variations in the noise environment. Furthermore, because they presume increased evening or nighttime sensitivity, they are best applied as criteria for land uses where

nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments.

Noise in the community has often been cited as being a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from the interference with human activities such as sleep, speech recreation and tasks demanding concentration or coordination. When community noise interferes with human activities or contributes to stress, public annoyance of the environment for people decreases. this decrease in acceptability and the threat to public well-being is the basis for land use planning policies directed towards the prevention of exposure to excessive community noise levels.

D. EXISTING AND FUTURE NOISE ENVIRONMENT

1. Major Noise Sources

Based on discussions with City officials and results of field studies by BBA, it was determined that there are four major sources of community noise within the City of Riverbank. These sources are State Route 108, major local streets, railroad operations
and local industrial activities. There are no airports located within close proximity to the community. Specific noise sources selected for study are listed below:

a. Highways and Major Local Streets
- State Route 108
- Patterson Road
- Oakdale Road
- Claus road
- Roselle Avenue
- First Street
- Third Street
- Terminal Avenue
- Eighth Street

b. Railroad Operations
- Atchison, Topeka and Santa Fe Railroad

c. Industrial Facilities
- Yolo Transport Company, Inc.
- Monschein Cabinet Company
- Carnation Company – Can Division
- DuraBilt Truss Company
- Contadina Foods, Inc.
- Riverbank Army Ammunition Plant
- Thunderbolt Wood Treating Plant

- Riverbank Pallet Company
- Oakwood Products

A combination of noise monitoring and analytical noise modeling techniques was used to develop generalized Ldn noise contours around the major noise sources identified above for existing (1985) and future (2000) conditions.

Analytical noise modeling techniques generally make use of source specific data including average levels of activity, hours of operation, seasonal fluctuations and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studies. The analytical methods used in this report closely follow recommendations made by ONC and were supplemented where appropriate by field-measured noise level data to account for local conditions. It should be noted that the noise exposure contours presented in this report are based upon annual average conditions and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location.

2. Highways and Major Local Streets

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop Ldn contours for State Route 108 and major local streets within the City of Riverbank. The FHWA Model is the analytical method presently favored by most state and local agencies, including CalTrans, for traffic noise prediction. The FHWA Model is based upon reference energy emission levels for automobiles, medium trucks and heavy trucks, with consideration given to % vehicle volume, speed, roadway configuration, distance to the receiver and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L*eq* values for free-flowing traffic conditions, and is generally considered to be accurate within plus or minus 1.5 dB. To predict Ldn values it is necessary to determine the hourly distribution of traffic for a typical 24-hour day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Traffic volumes and truck percentages for existing (1985) and future (2000) conditions of State Route 108 in the Riverbank area were obtained from CalTrans as summarized in Appendix B. future projections of annual daily traffic volumes on State Route 108 are based upon a yearly growth factor of 3.6% which is the five-year average for 1979-1985 as published by CalTrans. Traffic volumes for existing and future conditions on major local streets were obtained from the City of Riverbank. Existing traffic volumes are based upon traffic counts

performed by the City between the years of 1981 and 1985. Future traffic volumes are based on the same annual growth factor applied to State route 108. These data are summarized in Appendix B. The day/night distributions of traffic reported in Appendix B for State Route 108 and major local streets are based upon BBA file data for similar roadways in other communities. Truck percentages for major local streets are estimates based upon BBA file data for other communities and information from the City of Riverbank.

Using data from Appendix B and the FHWA methodology, traffic noise levels as defined by Ldn were calculated for existing (1985) and projected future (2000) traffic volumes on State Route 108 and major local streets. Distances from the center of the roadway to Ldn contour values of 70, 65 and 60 dB are summarized in Table I. The approximate locations of the 60 dB Ldn contours for these roadways have been plotted in Figure 2 for existing traffic volumes and in Figure 3 for future traffic volumes. It should be noted that since calculations do not take into consideration shielding which may be caused by local buildings or topography in some areas, the distances reported in Table I and indicated in Figures 2 and 3 should be considered as worst-case estimates of traffic noise exposure in the community.

3. Railroad Operations

Railroad operations within the City of Riverbank are composed of freight and Amtrak passenger service on the Atchison, Topeka and Santa Fe Railway Company (A.T&S.F) mainline which runs through the central part of town in a north-south direction. Operational data for existing (1985) and projected future (2000) operations on the A.T.&S.F. Railway were obtained from the railroad as summarized in Table II. There is also a branch-line of the A.T. & S.F. Railway which runs east of thin mainline to Oakdale. There is generally one round-trip per day on this line during the daylight hours.

Noise measurements were conducted in Riverbank on August 27 and 28, 1985 to document noise levels generated by individual train operations in the community. Measurements were conducted near the Patterson road grade crossing on the AT&SF mainline and along the branch-line near the Third Street grade crossing. The maximum noise level generated by the warning horn used by Amtrak was 106 dBA at 100-feet for a northbound train. The maximum noise level generated by a southbound freight with 4locomotives and approximately 60 cars at the same location was 91 Dba. The maximum noise levels generated by this event was caused by the locomotives. A local freight consisting of 1 locomotive and 6 cars on the branch-line produced a maximum noise level of 92 dBA for the horn during a westbound movement at 100-feet from the Third Street grade crossing. The maximum noise levels measured for individual railroad operations in the community would be expected to result in significant short term noise impacts for persons located near the tracks. This would be especially true

in the vicinity of the Patterson Road grade crossing on the AT&SF Railway mainline.

Noise levels as defined by Ldn from railroad operations were calculated by mathematically combining noise level data from measurements in Riverbank and other communities along the AT&SF Railway mainline in the San Joaquin Valley with the operational data reported by the railroad in Table II. Calculation methods were consistent with recommendations from ONC. Ldn was calculated both with and without the presence of grade crossings to account for increased noise exposure for areas in close proximity to grade crossings. Distances from the center of the tracks to Ldn contour values of 75, 70, 65 ad 60 dB are summarized in Table III for existing and projected future levels of railroad activity on the AT&SF Railway mainline. The approximate locations of the 60 dB Ldn contours are shown in Figures 2 and 3 for existing projected future railroad operations. As with the contours shown in Figures 2 and 3 for traffic noise sources, railroad noise contours should be considered as estimates of a worst case exposure with little or no shielding from topography or nearby buildings.

Although noise levels from individual train movements on the branch-line produce short term noise impacts when they occur, they do not occur frequently enough to produce significant noise impacts as defined by Ldn.

4. Industrial Facilities

Noise exposure information for local industrial facilities was developed from information obtained through interviews with plant operators and from noise level measurements conducted at reference locations in the Riverbank community where appropriate. Consistent with the Ldn methodology, at 10 dB penalty was added to noise levels occurring at night (10:00 pm - 7:00 am) where applicable. In discussing future operations with plant operators it was readily apparent that too many variables exist to allow meaningful projections of future activity or noise levels. It is recommended that detailed studies of current source operations and noise levels be conducted whenever potentially noise-sensitive land uses are proposed for areas near existing industrial of commercial facilities.

YOLO TRANSPORT COMPANY, INC.

This is a truck service and storage facility located west of the AT&SF Railway mainline and south of Patterson Road. The facility operates 24-hours/day with the majority of truck movements occurring between the hours of 5:00 am and 4:00 pm. The peak season for the facility is generally July – September when there are up to 80-truck movements within a 24-hour period. The major source of noise associated with this

operation is the movements of heavy trucks in and out of the facility. The Ldn 60 dB contour for a peak day is located approximately 100-feet from areas where truck movements occur.
Source: Mr. Jerry Rocha

MONSCHEIN CABINET COMPANY

This is a cabinet manufacturing plant which operates 5-6 days per week. The normal hours of operation are 8:00 am to 4:00 pm. Operations occasionally begin at 7:00 am. Most noise generating equipment associated with this operation is located inside the building. Exceptions to this are a dust collector and a screw-type air compressor. The compressor generates noise levels which are audible north of the plant. Measured noise levels from the compressor on August 27, 1985 ranged from 70-75 dBA at 40-feet. Assuming normal hours of operation, such levels would produce a 60 dB Ldn contour at approximately 100-feet from the compressor. Changes in operations which could affect noise levels in the future are not expected at this time,
Source: Mr. Mike Monschein, owner

CARNATION CAN COMPANY – Can Division

This is a can manufacturing plant which operates 5-days a week, 24 hours a day. Most major noise sources are completely enclosed within the plant building. Major sources of noise on the outside of the building include 3-take-up air vents and a number of air conditioning units located on top of the building. Of these, the take-up air vents are the most significant. Noise measurements were conducted at two locations on August 27, 1985 to document noise levels generated by the air vents. The average measured noise level as 56 dBA at approximately 600-feet northeast of the plant. Based upon the above descrdibed noise level data and a typical 24-hour work day during the week, the 60 dB Ldn contour is located approximately 800-feet from the plant. Future changes in plant operations which could significantly affect noise levels in the community are not anticipated at this time.
Source: Mr. Al Kessler, Office Manager

DURA BILT TRUSS COMPANY

The DuraBilt Truss Company manufactures floor and ceiling truss assemblies. Normal hours of operation during the summer months are 6:00 am to 6:00 pm with operations occasionally beginning at 5:30 am. During the winter months, hours of operation are typically 7:00 am to 4:30 pm. Major noise sources include saws, hammers, nail guns, forklifts and truck movements. Maximum measured noise levels at approximately 150-

feet north of the floor truss assembly area ranged from 60-62 dBA for hammers and from 55-58 dBA for saws. Due to the intermittent nature of noise levels generated by this facility and the setback of most equipment from Patterson Road, noise exposures exceeding 60 dB Ldn are confined to areas within the plant boundary. However, intermittent noise levels from plant activities are clearly audible in the residential area north of Patterson Road during times when there is little or no traffic noise. Future changes in plant operations which could significantly affect noise levels in the community are not expected at this time.

Source: Ms Denise Dupree, Office manager

CONTADINA FOOD, INC.

This is a tomato product canning operation which operates 5-7 days a week and 24-hours a day from July through mid October. During the off-season, the plant operates from 7:30 am to 4:00 pm 5-days a week. Major noise sources include boilers, steam vents, truck movement, forklifts and a can line. The boilers and can line to not operate during the off-season. Noise level measurements were conducted on August 27, 1985 at five locations north and east of the plant. At distances of approximately 100 to 1000 feet, noise levels ranged from 61 to 68 dBA. The most significant source of noise in the community was the can line which was particularly noticeable at night in many areas east and south of the plant. Using the noise level data obtained during the measurement period and the hours of operation typical of the peak season, the 60 dB Ldn contour is located approximately 2300-feet from the center of the plant. This contour is representative of a worst case conditions where the can line is in operation 24-hours a day and does not take into account shielding provided by buildings which could reduce noise exposure substantially in some areas. This would be especially true west of the plant. Future changes in plant operations which could significantly affect noise levels in the community are not anticipated at this time.

Source: Mr. Scott Butler, Plan Superintendent

RIVERBANK ARMY AMMUNITION PLANT

This plant manufactures casings and projectiles for ammunition. Presently the plant is producing a small grenade and a 60mm mortar. The plant also has the facilities to produce at 105mm cartridge case and an 81mm mortar. The Army has implemented a modernization program at the facility which has reduced noise levels when compared to previous years. Major sources of noise include a press for the grenade and a shear for the 60mm mortar. Normal hours of operations are 7:00 am to midnight 5-days a week at the present time. Hours of operation would increase as required to meet defense demands. Noise measurements were

conducted on August 27, 1985 near the intersection of Claus Road and Minniear Road. No audible sounds from the plant were noted. According to plant management, significant noise levels as defined by Ldn from plant operations would not be expected outside the plant boundaries.
Source: Mr. Jim Gansel, Commanders Representative

THUNDERBOLT WOOD TREATING PLANT

This is a wood treating plant which processes wooden stakes, posts and other products. Hours of operation are 6:00 am to 7:00 pm during the summer months and 5:00 am to midnight during the winter months. Major sources of noise include saws (daylight hours only), forklifts, truck movements, pumps and compressors. Pumps and compressors are located inside the building. Noise levels exceeding 60 dB Ldn would not be expected in areas outside the plant boundary. Changes in plant operations which could affect future noise levels in the community are not anticipated at this time.
Source: Mr. Lee Muth, Plant manager

RIVERBANK PALLET COMPANY

The Riverbank Pallet Company is a wooden pallet re-manufacturing plant located adjacent to the AT&SF Railway mainline near Talbot Avenue. Normal hours of operation are 7:00 a, to 3:30 pm 5-days a week. Major sources of noise include forklifts, nail guns and truck movements. The plant was not in operation during the afternoon of August 27, 1985 when noise measurements were conducted in the area. However, it is anticipated that noise levels exceeding 60 dB Ldn would be confined to within the plant boundary. Future changes in operations which could affect noise levels generated by the plant are not anticipated at this time.
Source: Mr. Darrel Roberson, Owner

OAKWOOD PRODUCTS

This is a new plant which will laminate wood products. Since the plant was not in operation during field studies on August 27, 1985, it was not possible to document noise levels which will be generated by the plant. It appeared that most noise generating equipment will be located inside the building it is recommended that an acoustical analysis be required to properly quantify plant-related noise levels if future noise sensitive land uses are proposed in the area near the plant.
Source: City of Riverbank

5. Noise Sensitive Areas

The following noise sensitive land uses have been identified within the City of Riverbank.

a. Residential areas
   - All dwellings including single-family, multi-family, mobilehomes, etc.

b. Schools
   - California Avenue School
   - Cardoza School
   - Riverbank High School
   - Rio Altura School

c. Convalescent Hospitals
   - River Bluff Convalescent Hospital
   - Del Rio Guest Home
   - Sunshine Home

d. Parks and Recreation Areas
   - Jacob Meyer Park
   - Hutcheson park
   - Riverbank Community Center
   - Ester Staley park
   - Pioneer Park
   - California Avenue park
   - Castleberg Park

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the community containing noise sensitive land uses. Noise monitoring sites were selected to be representative of typical conditions in areas of the community where such uses are located. Noise monitoring was conducted on August 27 and 28, 1985 at three difference times during the daytime and nightime hours at each located so that reasonable estimates of Ldn could be prepared. Noise monitoring equipment consisted of a Bruel and Kjaer (B&K) Type 2218 integrating sound level meter equipped with a B&K Type 4165 ½" microphone. The measurement system was calibrated in the field prior to use with a B&K Type 4230 acoustical calibrator and complies with all applicable requirements of the American Standards Institute (ANSI) for Type 1 (Precision) sound level meters. The locations, measured noise levels and estimated Ldn value for each of the six community noise survey monitoring sites, are summarized in Table IV. The monitoring sites are depicted on a map of the community in Figure 4.

The results of the community noise survey indicate that noise levels as defined by Ldn range from approximately 45-60 dB in areas of the community where noise sensitive land uses are located. Since noise level monitoring was conducted during the canning season, it is anticipated that the estimated Ldn values presented in Table IV are representative of a worst case condition. It is interesting to note in Table IV that for Sites No. 3, 5 and 6 noise levels measured during the nighttime sample periods, were comparable to or higher than noise levels measured during the daytime sample periods. This may be explained by the fact that industrial activities in the community appeared to be relatively constant throughout the day and nigh and by atmospheric conditions at night which allowed for the more effective transmission of sound over distance. Such atmospheric conditions included cooler temperatures, wind direction and the possible presence of a temperature inversion.

6. Goals and Objectives

Following is a summary of the major goals and objectives of the Noise Elememt of the City of Riverbank General Plan.

(a) Provide sufficient noise exposure information in the General Plan so that existing and potential noise impacts may be effectively addressed in the land use planning and project review process.

(b) Develop and implement effective strategies to abate and avoid excessive noise exposures in the community by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise-sensitive land uses.

(c) Protect areas within the City of Riverbank where the present noise environment is deemed acceptable.

(d) Protect areas within the City of Riverbank which are deemed noise-sensitive.

7. Specific Policies

The following specific policies are recommended for adoption and implementation by the City of Riverbank in order to accomplish the above-stated goals and objectives.

(a) Areas within the City of Riverbank exposed to existing or projected future exterior noise levels exceeding 60 dB Ldn shall be designated as noise-impacted areas (Figures 2 and 3).

(b) New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless project design to reduce noise

levels in outdoor activity areas to 60 dB Ldn or less and interior noise levels to 45 dB Ldn or less. In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn will be allowed. Under no circumstances will interior noise levels exceeding 45 dB Ldn with the windows and doors closed be permitted.

(c) Where the development of residential or other noise sensitive land uses is proposed for a noise-impacted area, an acoustical analysis will be required. The acoustical analysis should:

- Be the responsibility of the applicant.
- Be prepared by a qualified acoustical consultant (a list of qualified acoustical consultants is available from the California Office of Noise Control).
- Include representative noise level measurements with sufficient sampling period and locations to adequately describe local conditions.
- Include estimated noise levels in terms of exterior Ldn for existing and projected future (10-20 years hence) conditions, with a comparison made to noise level criteria contained within the adopted policies of the Noise Element.
- Include recommendations for appropriate mitigation to achieve compliance with the adopted policies of the Noise Element. Where the noise source in question consists of intermittent single events, the report should address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the Noise Element will not be achieved, a rationale for acceptance of the project should be provided.

(d) The City of Riverbank will enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multi-family dwellings such as hotels, apartments and condominiums within noise impacted areas.

(e) Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (Figure 5).

(f) New equipment and vehicles purchased by the City of Riverbank shall comply with noise level performance standards consistent with the best available reduction technology.

(g) Noise exposure information developed during the Community Noise Survey described in the Noise Element shall be used as a guidelines for the City Council to conduct public hearings to consider adoption of a Noise Ordinance. This ordinance would assist the City of Riverbank in controlling future increases in community noise levels, in addressing noise complaints and to provide local industry with noise level criteria for future development and equipment modifications. The Ordinance shall be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 (Appendix C) with modifications made to reflect local concerns and conditions.

(h) The City of Riverbank Police Department will actively enforce existing sections of the California Vehicle Code relating to mufflers and modified exhaust systems.

(i) The findings and specific policies of the Noise Element will be incorporated into the City of Riverbank Zoning Ordinance and coordinated with the Land Use and Circulation Elements of the General Plan.

(j) The City of Riverbank will periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community.

TABLE I

Distance (feet) from Center of Roadway To Ldn Contours
State Route 108 and Major Local Streets
Riverbank, California

ROADWAY	1985 70 dB	1985 65 dB	1985 60 dB	2000 70 dB	2000 65 dB	2000 60 dB
STATE ROUTE 108						
East of Estelle Ave	22	47	100	31	55`	143
West of Estelle Ave	32	69	149	46	98	212
PATTERSON ROAD						
SR 108 to Terminal Ave	19	41	89	27	59	126
Terminal Ave to Snedigar	13	28	61	19	41	88
OAKDALE ROAD						
South of Patterson Road	24	52	112	34	74	159
CLAUS ROAD						
North of Patterson Road	39	84	182	56	120	258
South of Patterson Road	31	68	146	45	97	208
ROSELLE AVENUE						
South of Patterson Road	10	21	44	14	30	64
FIRST STREET						
North of SR 108	6	13	28	8	18	39
South of SR 108	15	31	68	21	45	96
THIRD STREET						
SR 108 to Santa Fe St	5	11	23	7	16	34
Santa Fe St to Patterson Rd	10	21	46	14	30	65
TERMINAL AVENUE						
South of Patterson Road	7	15	32	10	21	46
EIGHTH STREET						
SR 108 to Patterson Road	5	10	23	7	15	32
South of Patterson Road	4	10	21	6	14	29

Source: Brown-Buntin Associates

TABLE 1-A

Ldp Contours From Center of Roadway Major Local Streets
Riverbank, California

ROADWAY DESCRIPTION	Ldn at 100' 1986		dB 2000	DISTANCE (FEET) TO 60 dB Ldn 1986	DISTANCE (FEET) TO 60 dB Ldn 2000
Coffee Road					
Patterson Road to Claribel Road	60,4	63.4	107		169
Claribel Road					
Coffee Road to Oakdale Road	63.1	66.1	161		253
Oakdale Road to Claus Road	61.1	64.1	119		187

TABLE II
Railroad Operational Data
Atchison, Topeka and Santa Fe Railway Company
Riverbank, California

Average # Trans/Day	1985	2000
Freight	22	33
Passenger (Amtrak)	4	6
Day/Night Distribution	70%/30%	70%/30%
Speed		
Freight	70 MPH	70 MPH
Passenger (Amtrak)	79 MPH	79 MPH
Type of Rail	Jointed	Welded

Source: Chief Dispatcher's Office, AT&SF Railway Company, Fresno, California

TABLE III
Distance (feet) From Center of Track To Ldn Contours
Atchison, Topeka and Santa Fe Railway Line Operations
Riverbank, California

	1985	2000
Greater Than 1000-feet from Grade Crossings		
Ldn 75 Db	71	94
Ldn 70 dB	154	203
Ldn 65 dB	331	437
Ldn 70 dB	713	940
Less Than 1000-feet from Grade Crossing		
Ldn 75 dB	133	164
Ldn 70 dB	237	292
Ldn 65 dB	422	519
Ldn 60 dB	750	940

TABLE IV
Summary of Measured Noise Levels and Estimated Day-Night Average Levels (Ldn) In
Areas Containing Noise Sensitive Land Uses
Riverbank, California

Site	Description	Ld	Ln	Ldn
1	Hutcheson Park	48 dBA	46 Dba	53 Db
2	Jackson & Topeka	54 dBA	44 dBA	54 dB
3	Community Center	50 dBA	50 dBA	56 dB
4	Almondwood @ Rivergate	43 dBA	38 dBA	46 dB
5	California Ave School	45 dBA	47 dBa	53 dB
6	Talbot near Roselle	47 dBa	49 dBA	55 dB

LD: Leq during daytime (7:00 am to 10:00 pm) hours; LN: Leq during nighttime (10:00 pm to 7:00 am) hours.

Source: Brown-Buntin Associates

APPENDIX A
Acoustical Terminology

AMBIENT NOISE LEVELS: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

A-WEIGHTED SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-Weighting filter network. The A-Weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

CNEL: Community Noise Equivalent Level. The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels in the night before 7:00 am and after 10:00 pm.

SECIBEL, dB: A unit for describing the amplitude of sound, equal to 20-times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

EQUIVELENT ENERGY LEVEL, *Leg:* The sound level corresponding to a steady state sound level containing the sane total energy as a time varying signal over a given sample period. L*eq* is typically computed over 1, 8 and 24-hour sample periods.

Ldn: Day/Night Average Level. The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night before 7:00 am and after 10:00 pm,

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the descriptors utilized herein to describe conrnunity exposure to noise.

Ln: The sound level exceeded "n" percent of the time during a sample interval.. L10 equals the level exceeded 10 percent of the time (L90, L50, etc.)

Note: CNEL and Ldn represent daily levels of noise exposure averaged on an annual basis, while L*eg* represents the equivalent energy noise exposure for a shorter tinle period, typically one hour. The maximum A-Weighted noise level recorded during a noise event.

APPENDIX B
State Route 108 and Major Local Street
Riverbank, California

Roadway	Year	AADT	% Day	% Night	%MT	%HT	Speed
State Route 108							
East of Estelle Ave	1985	8,300	86.0	14.0	4.2	1.2	35
	2000	14,100	86.0	14.0	4.2	1.2	35
West of Estelle Ave	1985	8,300	86.0	14.0	4.2	1.2	45
	2000	14,100	86.0	14.0	4.2	1.2	45
Patterson Road							
SR 108 to Terminal Ave	1985	4,200	90.0	10.0	5.0	5,0	35
	2000	7,100	90.0	10.0	5.0	5.0	35
Terminal to Snedigar Rd	1985	2,400	90.0	10.0	5.0	5.0	35
	2000	4,100	90.0	10.0	5.0	5.0	35
Oakdale Road							
South of Patterson Rd	1985	3,600	90.0	10.0	2.5	2.5	55
	2000	6,100	90.0	10.0	2.5	2.5	55
Claus Road							
North of Patterson Rd	1985	7,500	90.0	10.0	5.0	5.0	45
	2000	12,700	90.0	10.0	5.0	5.0	45
South of Patterson Rd	1985	5,400	90.0	10.0	5.0	5.0	45
	2000	9,200	90.0	10.0	5.0	5.0	45
Roselle Avenue							
South of Patterson Rd	1985	2,400	90.0	10.0	2.5	2.5	35
	2000	4,100	90.0	10.0	2.5	2.5	35
First Street							
North of SR 108	1985	2,300	90.0	10.0	2.5	2.5	25
	2000	3,900	90.0	10.0	2.5	2.5	25
South of SR 108	1985	4,500	90.0	10.0	2.5	2.5	25
	2000	7,600	90.0	10.0	2.5	2.5	25
Third Street							
SR 108 to Santa Fe St	1985	1,800	90.0	10.0	2.5	2.5	25
	2000	3,100	90.0	10.0	2.5	2.5	25
Santa Fe to Patterson Rd	1985	4,900	90.0	10.0	2.5	2.5	25
	2000	8,300	90.0	10.0	2.5	2.5	25
Terminal Avenue							
South of Patterson Rd	1985	3,300	90.0	10.0	1.0	0.0	35
	2000	5,600	90.0	10.0	1.0	0.0	35
Eighth Street							
SR 108 to Patterson Rd	1985	1,700	90.0	10.0	2.5	2.5	25
	2000	2,900	90.0	10.0	2.5	2.5	25
South of Patterson Rd	1985	1,500	90.0	10.0	2.5	2.5	25
	2000	2,500	90.0	10.0	2.5	2.5	25

Note: Projections of future traffic are based upon an annual growth factor of 3.6% as report by CalTrans for 1979 – 1984.

Source: City of Riverbank, CalTrans, BBA File Data

CITY OF RIVERBANK

1990-1997 HOUSING ELEMENT
OF THE RIVERBANK GENERAL PLAN

SEPTEMBER 1992

SECTION IX

1990-1997

HOUSING GOALS AND POLICIES

(Section 9 Amended January 26, 1998, CC Reso. No. 98-08)
[Refer to pages 102,103,103A,106,106A,107,116,116A,116B, and 117 for text amendments]

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5. City of Modesto's 1991 Draft Housing Element

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SECTION I

INTRODUCTION

I. INTRODUCTION

A. PURPOSE OF THE HOUSING ELEMENT

The State Legislature has declared that the provision of decent housing in a suitable living environment is of the highest priority (Government Code 65580). The Legislature has determined that local governments are responsible for facilitating improvements and development of housing to meet the housing needs of all economic segments of the community, while considering other fiscal, environmental and community goals set forth in the General Plan. To address these goals, the City's Housing Element represents a five year program to conserve, improve, and develop housing in the community.

1. Substantive Requirements

To meet substantive requirements, the Riverbank 1992-1997 Housing Element contains:

a. Identification and analysis of existing and projected housing needs for all income levels, including an inventory of resources and constraints.

b. An inventory of land suitable for residential development including vacant sites, and sites having potential for redevelopment.

c. Revised housing goals, policies and quantified objectives reflecting an updated housing needs analysis. These will be incorporated into a new schedule of actions to meet the goals and policies of the City's Housing Element during the next seven years (1990 - 1997).

2. Procedural Requirements

The City must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revision of the Housing Element. The City will submit a draft of the revised Housing Element to HCD for review at least 45 days prior to formal adoption. The City must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the City believes it is in substantial compliance with the law.

3. Relationship to the General Plan

The City Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. Local planning actions involving zoning, subdivision approval and redevelopment, must be consistent with the City's Housing Element.

4. State Law Requirements

The California Legislature adopted requirements in 1980 for the contents of Housing Elements. Among these legislative requirements is the mandate that:

> "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing....The Housing Element shall make adequate provisions for the existing and projected needs of all economic segments of the community."

This Housing Element serves two main purposes which are based on the legislative requirements mentioned above. First, it contains information describing the City of Riverbank's residents and their homes in sufficient detail to evaluate current and future housing needs. Second, the Element contains recommended policies and programs aimed at meeting the identified housing needs.

Specifically, the Element must contain:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

1) Analysis of population and employment trends;
2) Analysis and documentation of household/housing characteristics;
3) Inventory of land suitable for residential development;
4) Analysis of potential and actual government constraints;
5) Analysis of potential and actual non-governmental constraints;
6) Analysis of special housing needs (including homeless needs);
7) Analysis of opportunities for energy conservation; and
8) The preservation or replacement of dwelling units in subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents.

(b) A statement of the community's goals, quantified objectives, and policies relative to the

maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

(c) A program which sets forth a seven-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

1) Identification of adequate sites that will be made available;
2) Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
3) Addressing, and where possible, removing governmental constraints;
4) Conservation of an improvement in the condition of existing affordable housing stock; and
5) Promotion of housing opportunities for all persons (fair housing program).

(d) State Law Relationship to City of Riverbank's Critical Housing Issues

Among the provisions of California Housing Element Law are requirements that:

1) The City adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Area Association of Government's (SAAG) for Stanislaus County).

2) Financial resources be identified that can make the construction of low- and moderate-income households feasible; and

3) Existing housing, affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the housing element.

These requirements of state law address the most critical effects of the public actions that the City is pursuing.

To date, the City has pursued a market-based strategy to meet its residents' housing needs. The City has designated lands for various types of housing at several density levels, including land for multi-family housing which could meet a portion of the low- and moderate-income housing needs. The City does not require developers to construct housing at the maximum allowed density. **Appendix A, Special State Housing Requirments**, contains the established mandated housing incentives and programs. **Appendix B, Available Housing Programs**, list a wide variety of programs. Not all programs will be pursued by the City of Riverbank.

Market decisions made by individual developers determine timing and types of housing

CITY OF RIVERBANK

1990-1997 HOUSING ELEMENT
OF THE RIVERBANK GENERAL PLAN

SEPTEMBER 1992

SECTION IX

1990-1997

HOUSING GOALS AND POLICIES

(Section 9 Amended January 26, 1998, CC Reso. No. 98-08)
[Refer to pages 102,103,103A,106,106A,107,116,116A,116B, and 117 for text amendments]

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To meet substantive requirements, the Riverbank 1992-1997 Housing Element contains:

a. Identification and analysis of existing and projected housing needs for all income levels, including an inventory of resources and constraints.

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This Housing Element serves two main purposes which are based on the legislative requirements mentioned above. First, it contains information describing the City of Riverbank's residents and their homes in sufficient detail to evaluate current and future housing needs. Second, the Element contains recommended policies and programs aimed at meeting the identified housing needs.

Specifically, the Element must contain:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

1) Analysis of population and employment trends;
2) Analysis and documentation of household/housing characteristics;
3) Inventory of land suitable for residential development;
4) Analysis of potential and actual government constraints;
5) Analysis of potential and actual non-governmental constraints;
6) Analysis of special housing needs (including homeless needs);
7) Analysis of opportunities for energy conservation; and
8) The preservation or replacement of dwelling units in subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents.

(b) A statement of the community's goals, quantified objectives, and policies relative to the

maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

(c) A program which sets forth a seven-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

1) Identification of adequate sites that will be made available;
2) Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
3) Addressing, and where possible, removing governmental constraints;
4) Conservation of an improvement in the condition of existing affordable housing stock; and
5) Promotion of housing opportunities for all persons (fair housing program).

(d) State Law Relationship to City of Riverbank's Critical Housing Issues

Among the provisions of California Housing Element Law are requirements that:

1) The City adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Area Association of Government's (SAAG) for Stanislaus County).

2) Financial resources be identified that can make the construction of low- and moderate-income households feasible; and

3) Existing housing, affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the housing element.

These requirements of state law address the most critical effects of the public actions that the City is pursuing.

To date, the City has pursued a market-based strategy to meet its residents' housing needs. The City has designated lands for various types of housing at several density levels, including land for multi-family housing which could meet a portion of the low- and moderate-income housing needs. The City does not require developers to construct housing at the maximum allowed density. Appendix A, Special State Housing Requirments, contains the established mandated housing incentives and programs. Appendix B, Available Housing Programs, list a wide variety of programs. Not all programs will be pursued by the City of Riverbank.

Market decisions made by individual developers determine timing and types of housing

SECTION II

HOUSEHOLD AND EMPLOYMENT CHARACTERISTICS

II. HOUSEHOLD AND EMPLOYMENT CHARACTERISTICS

A. COMMUNITY PROFILE

Riverbank is located in Stanislaus County, northeast of Modesto (See Figure II-1 and II-2). From the early 1930's up through the 1950's, Riverbank experienced significant immigration of families from the midwest and Mexico. These newcomers were drawn to the area by the promise of jobs in agricultural and related industries, as well as the possibility of finding low-cost housing.

The City of Riverbank was incorporated in 1922 and consisted of some 340 acres. In 1930 Riverbank had a population of 803 people. From its incorporation in 1922 until 1986 Riverbank was a small, agricultural, service town housing residents who generally worked within the City or nearby.

B. POPULATION TRENDS / GROWTH RATE

In 1980 the population in Riverbank was 5,695 according to the U.S. Census. According to the same source, in 1990, the population was 8,547. Based on these numbers the average annual growth rate for the decade is slightly more than 50% (see Table II-1, Population and Population Growth Rates 1980-1991).

Beyond 1990, current projections indicate that the City of Riverbank will grow to approximately 18,200 by the year 2010 (see Table II-2 Historical and Projected Household Population - 1980-2010).

Stanislaus County has two population growth projections, one by SAAG and the other by the Department of Finance. SAAG's growth projection beyond 1990 up to 2010 is from 363,384 to 700,700 in population. The Department of Finance's growth projection for the same period is 343,300 to 485,400 in population (see Table II-3 Historical and Projected Household Population - Stanislaus County 1980-2020).

As seen by Tables II-2 and II-3 population growth is anticipated. While most Stanislaus County is affected by the Bay Area commuters, Riverbank has not experienced growth from this group. However, with the restrictions on growth (due largely from the lack of sewer capacity) in many Stanislaus communities, currently providing housing, these people will have to look for housing elsewhere. The City of Riverbank has utilized an unrestricted growth policy which allows the market demand to dictate the housing construction and population growth. Sufficient sewer and water facilities are available and the City's facilities are expanded at the projects' expense.



Source: Harland Bartholomew & Associates

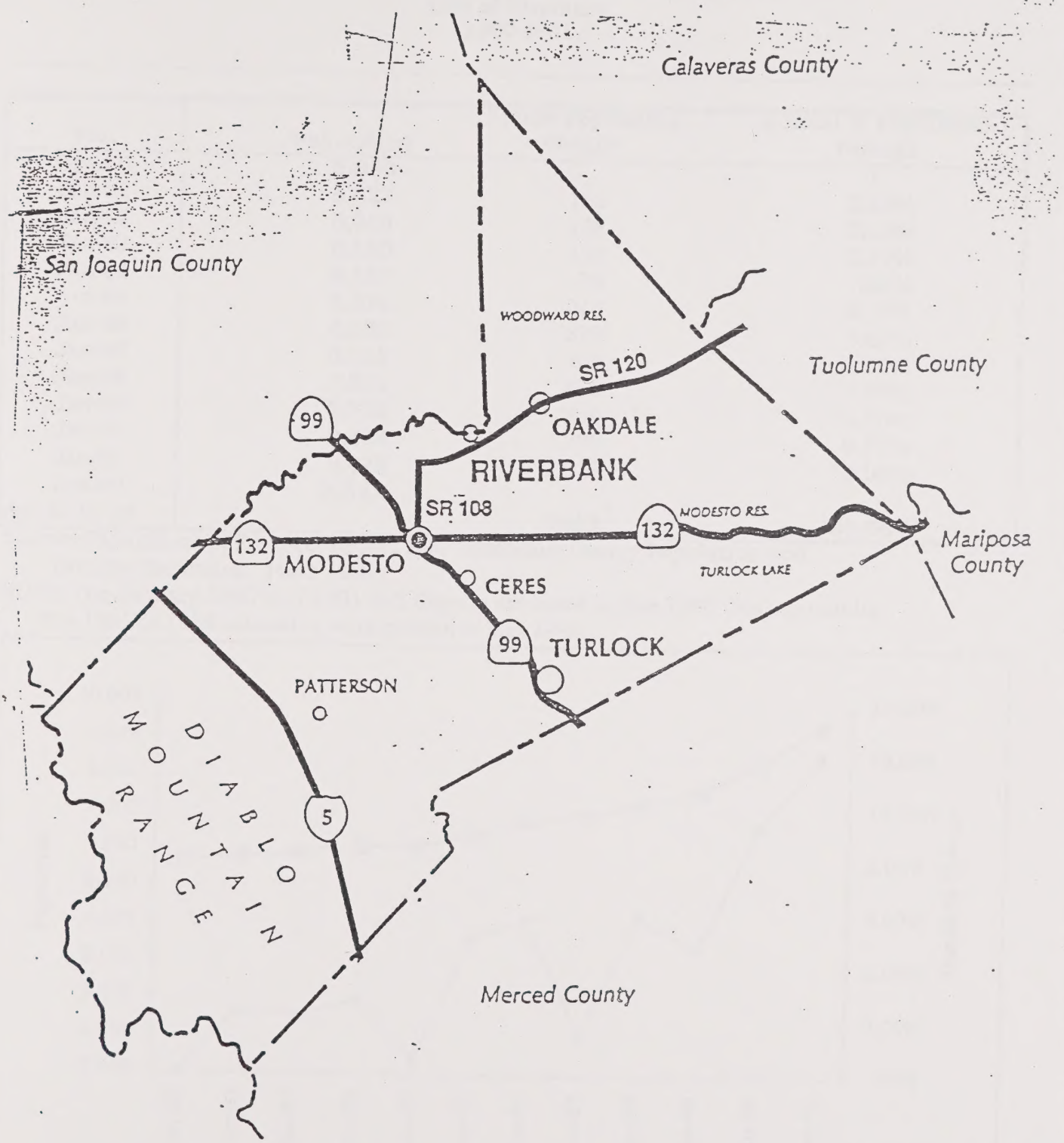
City of Riverbank Housing Element

Vicinity Map

Stanislaus County, California

Figure II-1





Source: Annual Planning Information. Employment Development Department, June 1991

City of Riverbank Housing Element

Modesto Metropolitan Statistical Area

Stanislaus County, California

Figure II-2

TABLE II-1

POPULATION AND POPULATION GROWTH RATES
City of Riverbank
1980-1991

Year	Population	Annual Population Change	Annual % Population Change
Apr-80	5,695	-	-
Jan-81	5,827	132	2.32%
Jan-82	5,955	128	2.20%
Jan-83	6,120	165	2.77%
Jan-84	6,156	36	.59%
Jan-85	6,474	318	5.17%
Jan-86	6,853	379	5.85%
Jan-87	6,958	105	1.53%
Jan-88	7,374	416	5.98%
Jan-89	7,728	354	4.80%
Jan-90	8,454	726	9.39%
Jan-91	9,473	1,019	12.05%
Apr-90	8,547		
Apr 80 to 90		2852	50.08%

Source: Department of Finance: Report E-5, "Stanislaus County Population and Housing Estimates," 1980-1991.

NOTE: The January 1990 and 1991 E-5 Reports are based on the 1990 Census results. The 1981 to 1989 estimates were printed in May 1990.

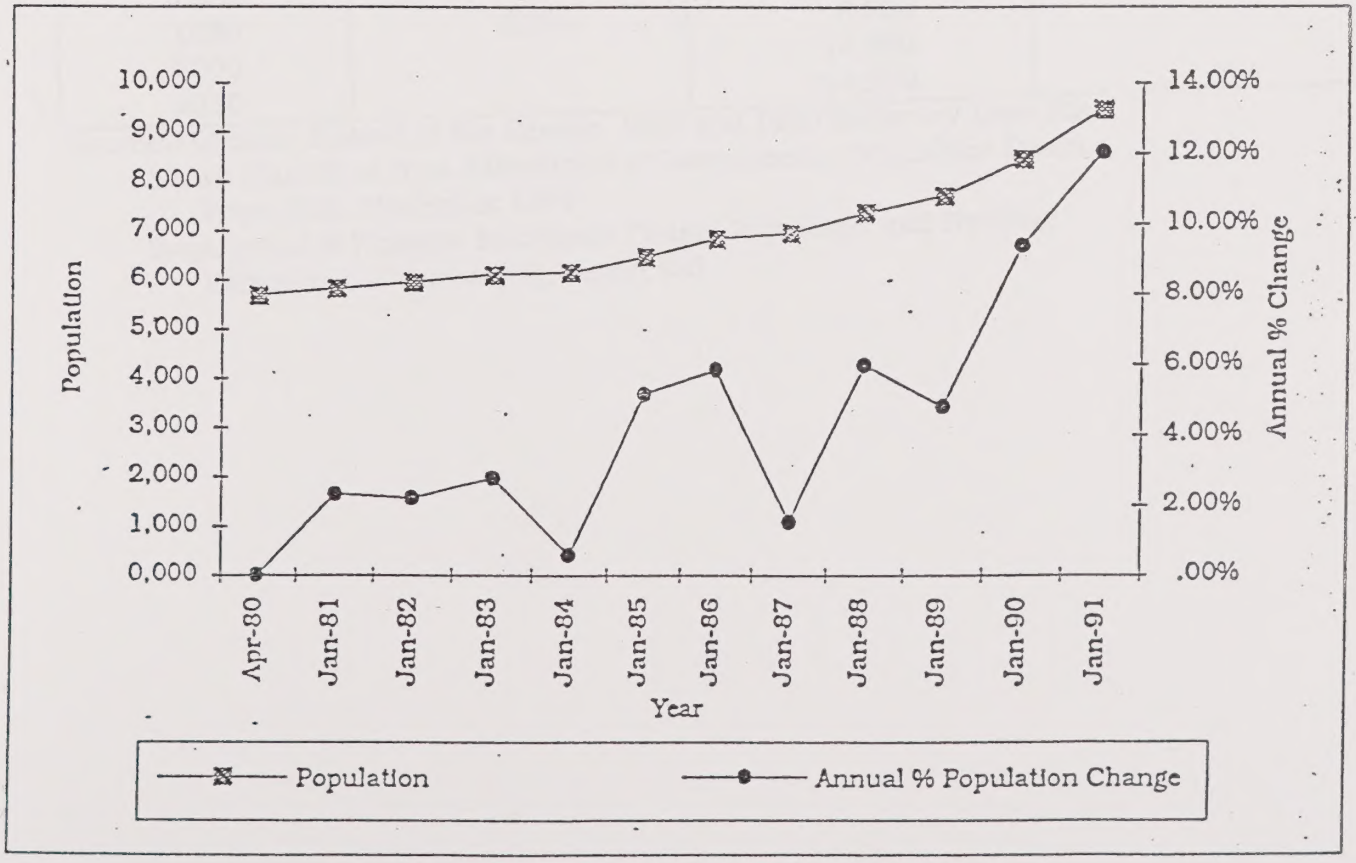


TABLE II -2-

HISTORICAL AND PROJECTED HOUSEHOLD POPULATION
City of Riverbank
1980-2010

Year	Census	SAAG	Department of Finance
1980	5,575		
1985			6,281
1990	8,399	8,000	
2000		14,200	
2010		18,200	

Sources: Census: Bureau of the Census, 1980 and 1990 Summary Tape File 1
SAAG: Stanislaus Area Association of Governments, Stanislaus County Projections, November 1989
Department of Finance: Stanislaus County Population and Housing Estimates (for January 1), Report E-5

TABLE II-3

HISTORICAL AND PROJECTED HOUSEHOLD POPULATION
Stanislaus County
1980-2020

Year	Census	SAAG	Department of Finance
1980	262,727		
1985			300,500
1990	364,663	363,384	343,300
1995			378,300
2000		512,637	413,200
2005			448,900
2010		700,770	485,400
2015			521,700
2020			556,500

Sources: Census: Bureau of the Census, 1980 and 1990 Summary Tape File 1
SAAG: Stanislaus Area Association of Governments, Stanislaus County Projections, November 1989
Department of Finance: Household Projections for California Counties: 1985-2020, Report 89 P-2, February 1989

Household size has increased. In 1980 the average household size was 3.14 persons. By 1990, it has increased to 3.30 persons per household. This change affects the number of housing units needed to house a given population. (See Table II-4, Persons in Occupied Housing Units 1980-1990)

C. POPULATION CHARACTERISTICS (AGE AND ETHNICITY)

1. Age of Population

Table II-5, Selected Age Groups 1980-1990, indicates that the age distribution for the City of Riverbank has remained relatively constant over the past ten years. The senior population showed a minor percentage decrease from 13.75% in 1980 to 12.33% in 1990, but raw numbers increased from 783 in 1980 to 1054 in 1990 . (See Table II-6, Persons by Age and Sex.

2. Gender

There were more females in 1990 (4,281) than males (4,266). (See Table II-6)

3. Ethnic Groups

Table II-7, Person by Race by Hispanic Origin - 1980-1990, indicates that the Hispanic population is by far the largest ethnic group in the City of Riverbank. While the ethnic majority is white (71.14%), the ethnic Hispanic origin is 42.34% (3,519), while not of Hispanic origin is 57.66% (4,928).

By comparison, California is approximately 35% of Hispanic origin, with Stanislaus County being 20.27% of Hispanic origin. (See Table II-8, Race and Ethnicity - 1990)

D. Employment Trends

1. City of Riverbank - Area Profile and Employment

In the past two years the closure of Contadina Foods and the Riverbank Cheese Company resulted in the loss of the employment base for the City of Riverbank. Contadina's shutdown resulted in the loss of 500 long-term seasonal jobs and 150 full-time maintenance positions. Losses at the cheese company amounted to 42 jobs, as well as an outlet for local milk products.

Recently another food processing business "Gangi Bros. Packing Company", decided to locate in Riverbank, but will take four to five years to create jobs that will replace those lost by Contadina's closure.

TABLES II-4

PERSONS PER ROOM IN OCCUPIED HOUSING UNITS
City of Riverbank
1980 and 1990

Persons Per Room	Number of Occupied Units	% of Units		Number of Occupied Units	% of Units
	1980 Census			1990 Census	
All Occupied Housing Units:					
1.00 or less	1,546	87.20%		2,113	83.12%
1.01 to 1.50	119	6.71%		200	7.87%
1.51 or more	108	6.09%		229	9.01%
1.01 or more	227	12.80%		429	16.88%
City Totals	1,773	100.00%		2,542	100.00%
Owner Occupied Housing Units					
1.00 or less	1,067	88.92%		1,451	85.15%
1.01 to 1.50	74	6.17%		119	6.98%
1.51 or more	59	4.92%		134	7.86%
1.01 or more	133	11.08%		253	14.85%
City Totals	1,200	100.00%		1,704	100.00%
Renter Occupied Housing Units					
1.00 or less	479	83.60%		662	79.00%
1.01 to 1.50	45	7.85%		81	9.67%
1.51 or more	49	8.55%		95	11.34%
1.01 or more	94	16.40%		176	21.00%
City Totals	573	100.00%		838	100.00%

Source: Bureau of the Census, Summary Tape File 1, 1980 and 1990

TABLE II-5

SELECTED AGE GROUPS
City of Riverbank
1980 and 1990

Age Group	1980 Census N	1980 Census % of City Pop.	1990 Census N	1990 Census % of City Pop.
Under 5 years	538	9.45%	843	9.86%
5 to 17	1,359	23.86%	1,997	23.36%
18-64	3,226	56.65%	4,946	57.87%
65 years and over	572	10.04%	761	8.90%
City Population	5,695	100.00%	8,547	100.00%

Source: Bureau of the Census: 1980 and 1990 Summary Tape File 1

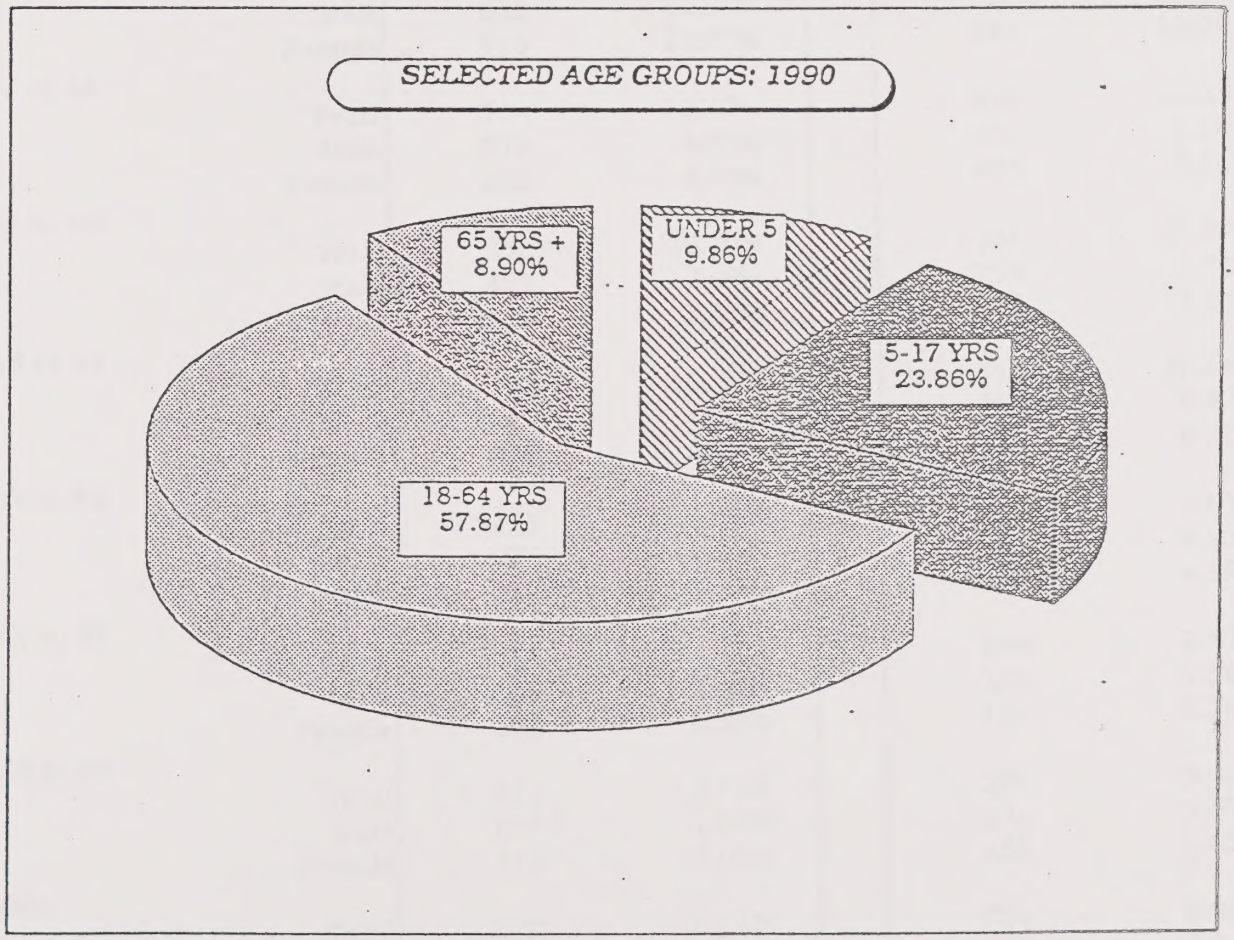


TABLE II-6

PERSONS BY AGE AND SEX
City of Riverbank
1980 and 1990

Age Group		1980 Census Number	1980 Census % of City Total	1990 Census Number	1990 Census % of City Total
Under 5					
	Total	528	9.45%	843	9.86%
	Male	264	4.64%	436	5.10%
	Female	274	4.81%	407	4.76%
5 to 17					
	Total	1,359	23.86%	1,997	23.36%
	Male	643	11.29%	1,058	12.38%
	Female	716	12.57%	939	10.99%
18 to 24					
	Total	764	13.42%	884	10.34%
	Male	379	6.65%	431	5.04%
	Female	385	6.76%	453	5.30%
25 to 34					
	Total	860	15.10%	1,536	17.97%
	Male	426	7.48%	764	8.94%
	Female	434	7.62%	772	9.03%
35 to 44					
	Total	622	10.92%	1,132	13.24%
	Male	313	5.50%	553	6.47%
	Female	309	5.43%	579	6.77%
45 to 54					
	Total	495	8.69%	813	9.51%
	Male	225	3.95%	421	4.93%
	Female	270	4.74%	392	4.59%
55 to 59					
	Total	274	4.81%	288	3.37%
	Male	138	2.42%	135	1.58%
	Female	136	2.39%	153	1.79%
60 to 64					
	Total	211	3.71%	293	3.43%
	Male	097	1.70%	134	1.57%
	Female	114	2.00%	159	1.86%
65+					
	Total	572	10.04%	761	8.90%
	Male	237	4.16%	334	3.91%
	Female	335	5.88%	427	5.00%
CITY TOTAL		5,695	100.00%	8,547	100.00%
	Male	2,722	47.80%	4,266	49.91%
	Female	2,973	52.20%	4,281	50.09%
Median Age		27.0		28.4	

Source: Bureau of the Census: 1980 and 1990 Summary Tape File 1

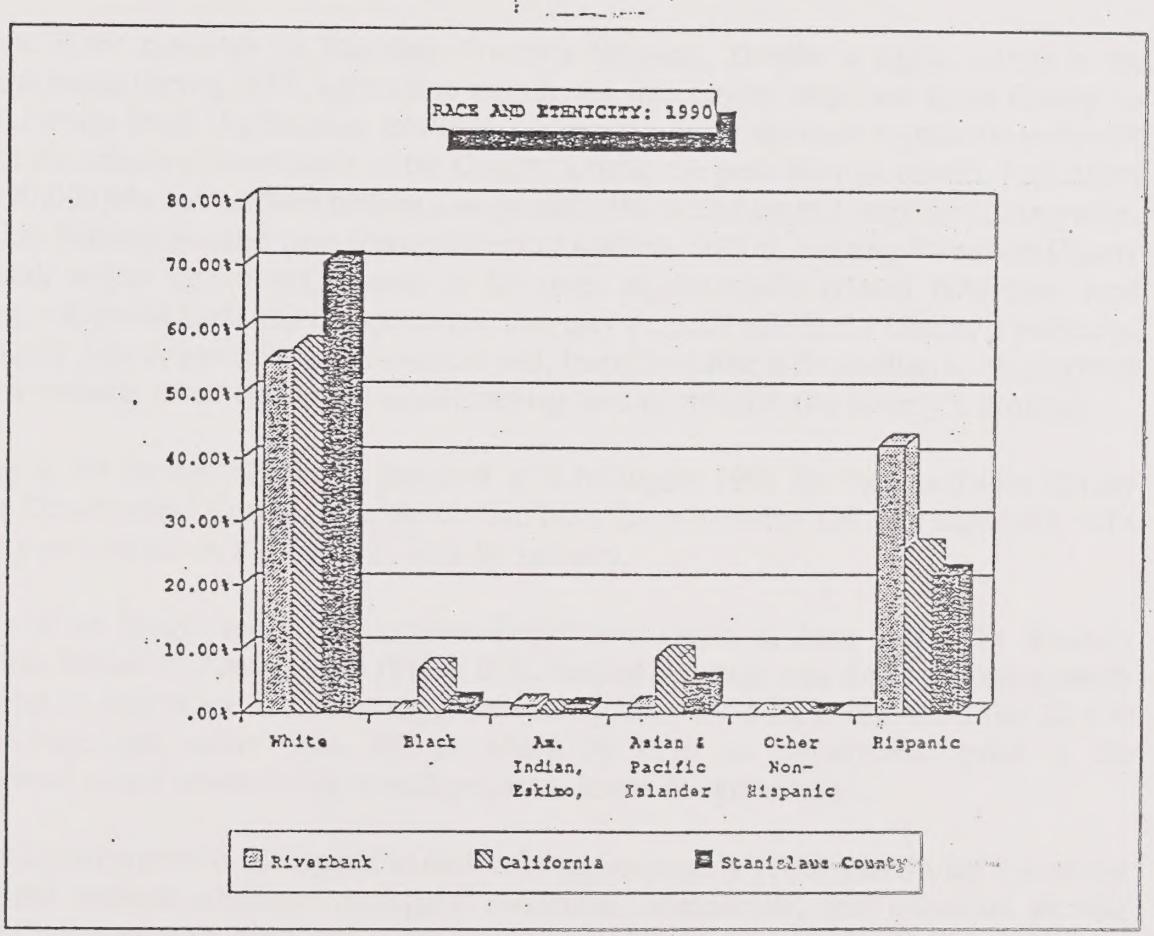
TABLE II-7

PERSONS BY RACE BY HISPANIC ORIGIN
CITY OF RIVERBANK
1980 AND 1990

	1980	% of Total	1990	% of Total
Not of Hispanic Origin	3,685	64.71%	4,928	57.66%
White	3,505	61.55%	4,692	54.90%
Black	8	.14%	18	.21%
Am Indian/Eskimo/Aleut*	157	2.76%	120	1.40%
Asian/Pacific Islander			91	1.06%
Other Race	15	.26%	7	.08%
Hispanic Origin	2,010	35.29%	3,619	42.34%
White	964	16.93%	1,388	16.24%
Black	1	.02%	6	.07%
Am Indian/Eskimo/Aleut*	30	.53%	21	.25%
Asian/Pacific Islander			8	.09%
Other Race	1,015	17.82%	2,196	25.69%
RACE				
White	4,469	78.47%	6,080	71.14%
Black	9	.16%	24	.28%
Am.Indian/Eskimo/Aleut	132	2.32%	141	1.65%
Asian/Pacific Islander	55	.97%	99	1.16%
Other	1,030	18.09%	2,203	25.78%
TOTAL	5,695	100.00%	8,547	100.00%

SOURCE: Bureau of the Census, STF 1, 1980 and 1990
*For 1980, includes Asian/Pacific Islander

TABLE II-8


RACE AND ETHNICITY: 1990
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
.00%
White
Black
Am. Indian, Eskimo,
Asian & Pacific Islander
Other Non-Hispanic
Hispanic
Riverbank
California
Stanislaus County

Riverbank is gradually expanding its employment opportunities. Major employers include Silgas Industries, Thunderbolt Wood Treating, Monschein Cabinets, and Dura Built Truss. Construction, trucking, meat deboning, laminating, and health care are other major employers.

Blue Shield's decision to locate in Riverbank provides about 200 new jobs, but of a more highly skilled nature than the food processing.

The Riverbank Ordinance Plant has cutback due to reduction of military orders.

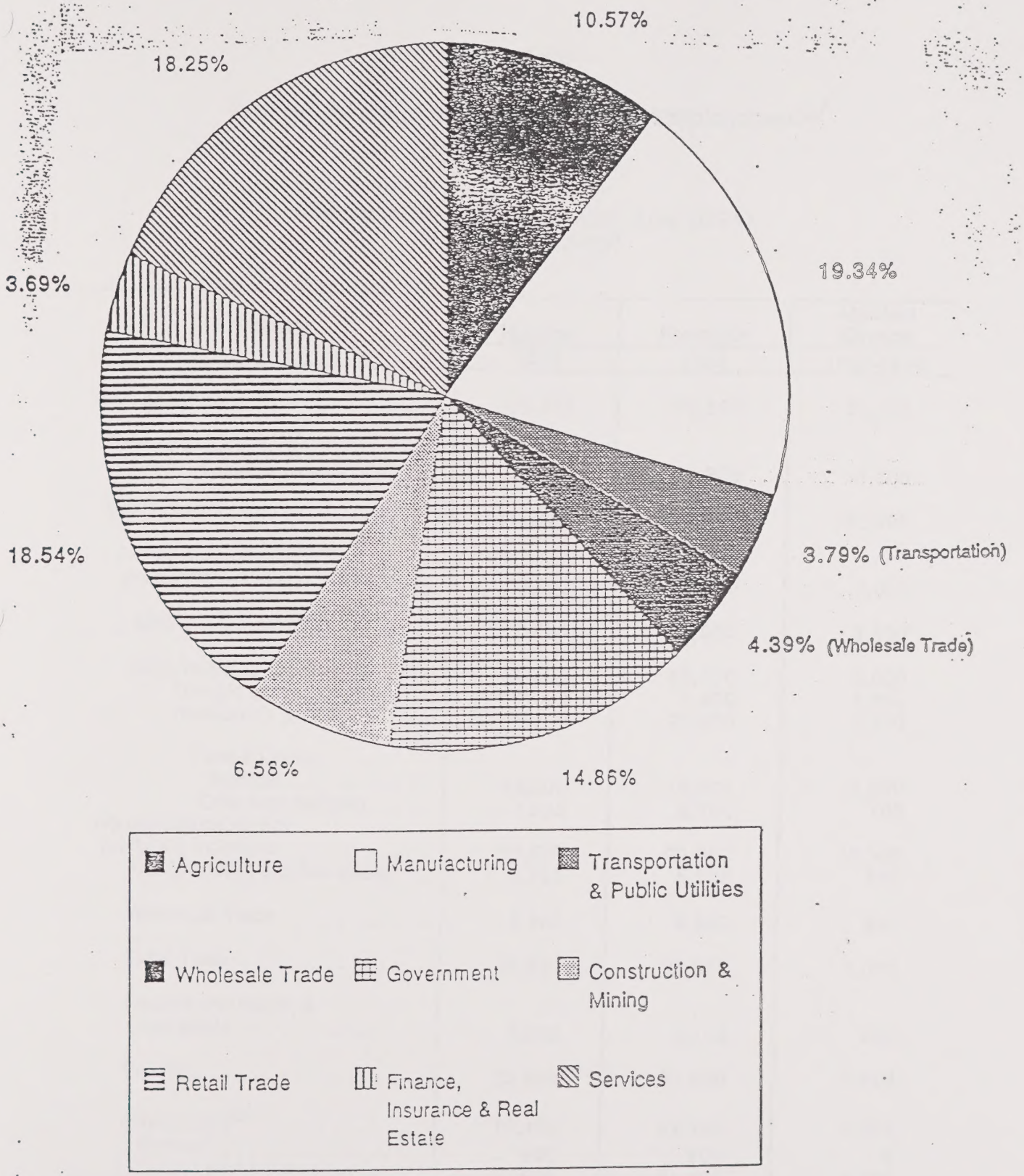
2. Stanislaus County - Area Profile and Employment

Agriculture is the mainstay of Stanislaus County's economy. Despite a slight decline in the agricultural sector during 1982, agriculture remains the fifth largest employer in the County on an annual average basis. Agriculture, however, can be regarded as the most significant economic activity in the unincorporated areas of the County. During the peak harvest season, agriculture provides 20,000 jobs for workers making it temporarily the second largest employer countywide. In 1981, the industry grossed over three-quarters of a billion dollars, ranking Stanislaus County as the ninth largest agricultural county in the state. Agriculturally related industries, food processing, wholesale trade and transportation, also play a central role in the County's economy. Although may jobs in agriculture are seasonal and, therefore cause a fluctuation in employment levels, government, retail trade, and manufacturing tend to stabilize the County's economy.

According to the Statistical Update prepared in July-August 1991 by the Stanislaus County Economic Development Corporation, the civilian labor force included 138,600 employed. Jobs by industry are shown on Figure II-3, Jobs by Industry.

According to an Employment Development Department report in June 1991, the Modesto Metropolitan Statistical Area (MSA) (Table II-9, Annual Average and Salary Employment) will continue to experience economic expansion during 1989-1996. It is estimated that 21,800 additional wage and salary jobs will be added by 1996 as employment gains in the nonagricultural sector substantially exceed projected losses in agriculture..

Agricultural employment is anticipated to decline by approximately 1,100 jobs during this period as more land become urbanized to support residential, commercial, and industrial growth. Stanislaus County growers are likely to encounter increasing competition for California's water supply as the State continues to wrestle with such issues as: drought, growth, and environmental concerns.



Source: Stanislaus County Economic Development Corporation. Statistical Update, July/August 1991

City of Riverbank Housing Element

Jobs by Industry
1990 Annual Average

Figure II-3

TABLE II=9

Annual Average Wage and Salary Employment[1/]
Historical 1989
Forecast 1996

Modesto Metropolitan Statistical Area (MSA)
(Stanislaus County)

Industry	Historical 1989	Forecasts 1996	Absolute Change 1989-1996
Total, all industries	130,700	152,500	21,800
Total agriculture, forestry, & fishing	15,300	14,200	-1,100
Total nonagriculture	115,400	138,300	22,900
Nonagricultural goods producing industries	33,800	38,400	4,600
Mining & Construction	8,400	10,000	1,600
Manufacturing	25,400	28,400	3,000
Durable goods	7,100	8,400	1,300
Nondurable goods	18,300	20,000	1,700
Food & kindred products	15,300	16,300	1,000
Other manufacturing	3,000	3,700	700
Nonagricultural service producing industries	81,600	99,900	18,300
Transportation & public utilities	4,700	5,500	800
Wholesale Trade	5,600	6,500	900
Retail Trade	23,800	28,900	5,100
Finance, insurance, & real estate	5,200	6,100	900
Services	23,500	30,800	7,300
Government[2/]	18,800	22,100	3,300
Federal	900	900	0
State, Local & Education	17,900	21,200	3,300

March 1990 Benchmark

1/ Employment is reported by place of work and excludes self-employed persons, unpaid family workers, and those involved in labor-management trade disputes. Data contained in this table are based on 1987 Standard Industrial Classifications. Annual average industry detail may not add to totals because of independent rounding.

2/ Includes all civilian government employees regardless of the activities in which they are engaged.

Non-agricultural employment expansion will provide most of the employment opportunities through 1996. Approximately 22,900 wage and salary jobs will be added. Population growth, and the anticipated increase need for goods and services that accompanies residential increases will fuel much of the employment gains. Population expansion is expected to continue as long as the San Joaquin Valley remains an attractive alternative to Bay Area residents seeking affordable housing and other amenities.

Services will provide the greatest amount of jobs in terms of absolute growth, and percentage change. Health, business, personal and hospitality services will provide 7,300 more jobs, an increase of 31.1%.

Retail trade will have the second largest employment gain, adding 5,100 jobs, an increase of 21.4%. Eating and drinking establishments, food stores, and general merchandise businesses will experience the largest increases, as new retail centers will continue to be established to meet the needs of newly established and growing communities.

Government and educational jobs will climb by 17.6% to absorb the growing public service, and educational needs brought on by the anticipated influx of new families.

Continued growth should contribute to vigorous building activity, which is expected to result in an increase of 1,600 jobs in construction and mining. Not all gains will be directly tied to population expansion. New industry and economic diversification are also expected to provide many new jobs.

Finance, insurance and real estate and the wholesale trade divisions will experience modest gains of approximately 900 new jobs. Transportation and public utilities will add 800 jobs, as residential and business growth increases the demand for the services this industry delivers to both business and residents.

Overall, the economic forecast for Stanislaus County is favorable. Despite the slowdown in agriculture, growth will continue in the non-agricultural sector. The result will be a more stable, and diversified economy. Stanislaus county will also continue to be influenced by the growth and economic trends of neighboring counties as new industry and more jobs serve to diversify the larger economy of the northern San Joaquin Valley. This growth will also bring problems that will require greater cooperation between the local governments. Water supplies and air quality are among the major concerns that could pose a threat to future economic prosperity. These will be the toughest issues to be faced as the entire San Joaquin Valley grows.

Manufacturing is expected to increase by 3,000 jobs during the projection period, 1996. Lower operating costs, cheaper land prices, and local economic development efforts will continue to attract new firms to the area, while expansion at existing operations will also create more jobs.

3. Unemployment

The County's unemployment trends can also be a strong indicator of the future economic development in the County. Monthly unemployment trends were relatively stable from 1988 to 1990. A sharp increase in unemployment occurred in 1991. It is projected that in 1992 the unemployment rates will remain relatively stable through June and drop significantly during the peak harvest months of July through October. The unemployment rates will then begin to climb steadily through the month of December. **Table II-10, Monthly Unemployment Rate, Stanislaus County 1988-1991,** illustrates the unemployment trends in Stanislaus County. Unemployment in Stanislaus County has seasonal fluctuations, however, the 1990 average unemployment rate was 11.3%. In April 1991, 25,800 persons were unemployed, 15.7% compared to 12.1% in April 1990.

E. Jobs/Housing Balance

It is desirable, at least theoretically, for a community to have one job for each household within a specific area in order to achieve several commonly held goals such as the following:

a. A reduction in vehicle miles traveled (for home-work-home trips).

b. A reduction in air pollution (less travel time).

c. An improvement to the quality of life (more time for family and recreation).

d. An increased sense of community.

The ideal ration of jobs to housing units is expressed as 1:1, one job to one housing unit. Recent trends toward two wage earners per family indicate that a ratio of 2:1 might be more appropriate. The statewide ration is 1.23:1

The phenomena of the 1980's housing price escalation brought Bay Area commuters to Stanislaus County, however, most of these households in the moderate or above moderate income level are located within the cities, creating locally unexpected bedroom communities serving the Bay Area.

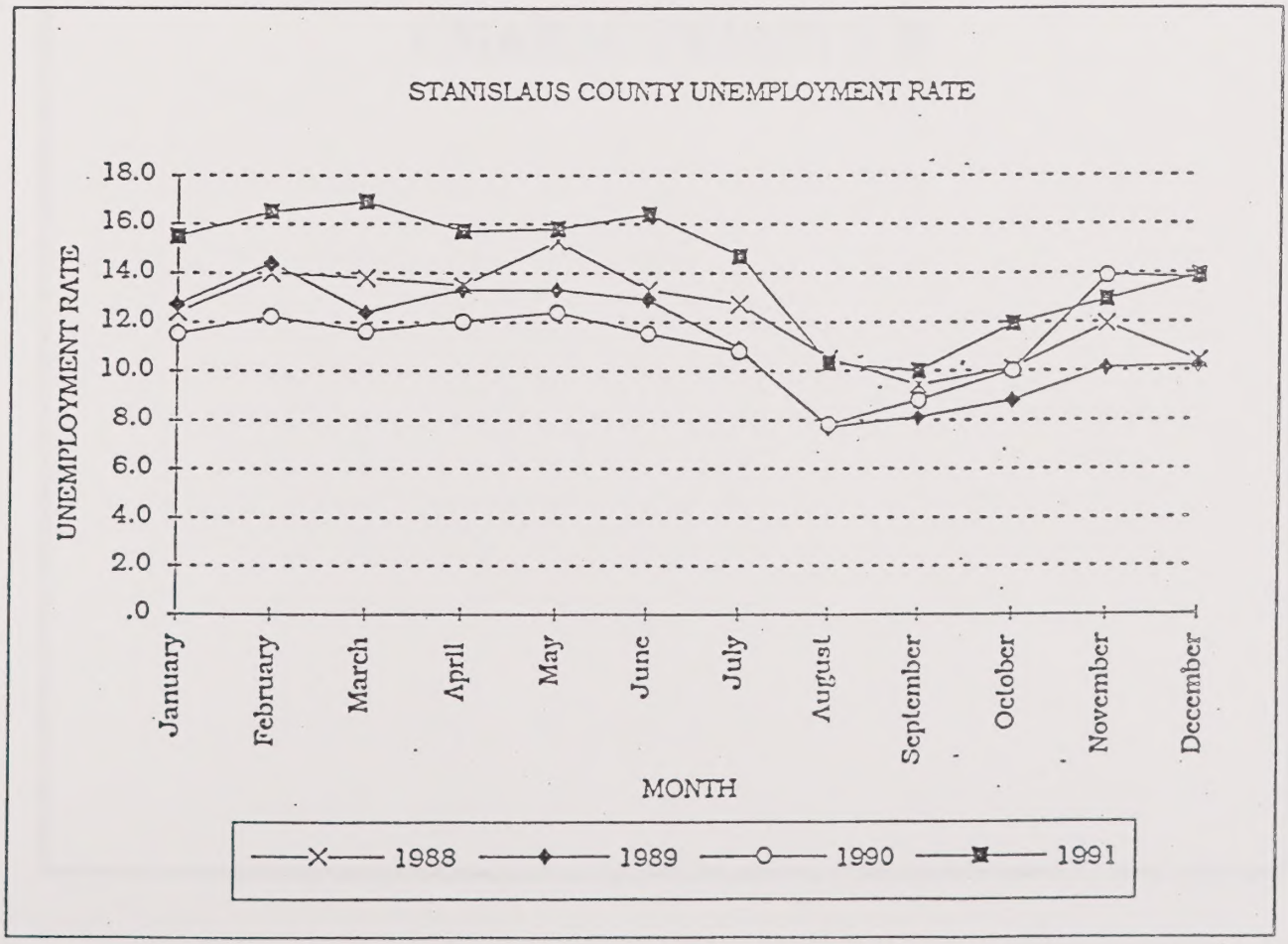
In order to plan for the provision of housing which matches the financial capabilities of the existing jobs in an area, or to encourage the types of employment opportunities which match skills of the persons who presently reside in the area, it is necessary to collect, quantify and classify this type of information.

TABLE II-10

MONTHLY UNEMPLOYMENT RATE
Stanislaus County
1988-1991

Month	1988	1989	1990	1991
January	12.4	12.7	11.5	15.5
February	14.0	14.4	12.2	16.5
March	13.8	12.4	11.6	16.9
April	13.5	13.3	12.0	15.7
May	15.3	13.3	12.4	15.8
June	13.3	12.9	11.5	16.4
July	12.7	10.9	10.8	14.7
August	10.5	7.7	7.8	10.3
September	9.4	8.1	8.8	10.0
October	10.1	8.8	10.0	11.9
November	11.9	10.1	13.9	12.9
December	10.4	10.2	13.8	13.9
ANNUAL AVG.	12.3	11.2	11.3	14.2

SOURCE: Employment Development Department
NOTE: The 1987 to 1991 data use March 1990 as a benchmark. The 1991 statistics are unadjusted.



SECTION III

HOUSING STOCK

CHARACTERISTICS

III. HOUSING STOCK CHARACTERISTICS

A. EXISTING HOUSING STOCK

The City of Riverbank had 2,647 housing units as of January 1, 1990. Detached single family homes continue to make up the bulk of the City's housing stock (74%). This continues a consistent trend observed over the last decade. Comparison of trends from 1980 to 1990, indicate a significant increase (222%) in the use of mobilehome/trailer for the preferred housing type. Single Family attached, 2 units, 3 to 4 units, and 5 or more units also have increased by 79%. Single Family detached homes reflect a 77% increase. (See **Table III-1, Tenure by Unit Type**).

B. GROWTH OF HOUSING STOCK

The City has experienced substantial growth in housing stock since 1980, adding 725 housing units, which exceeded SAAG's total projected need by 24 units. Growth of housing stock by type of unit is summarized in **Table III-1, Tenure by Unit Type.**

C. HOUSING QUALITY

In March 1990, a housing condition survey was completed by Self Help Enterprises (SHE) for the City of Riverbank. This survey identified that of the existing 2,323 units, 1,362 units were identified as sub-standard. Refer to **Appendix C. City of Riverbank Target Area Survey.** **Table III-2, Age of Housing Units, 1980,** identifies that 1,349 units are pre-1969.

D. VACANCY RATES

The decreasing vacancy rate for available housing limits choice for both new and existing housing in various price ranges. Vacancy rates have been more critical in lower income single and multiple housing stock. It is difficult for people to find vacancies in lower income housing, and there are long waiting lists for subsidized housing. State Department of Finance (DOF) estimates indicate that the overall vacancy rate for all dwelling units in the City has varied from 7.75% in 1980 to 3.96% in 1990. (See **Table III-3, Annual Vacancy Rates - 1980 to 1990**)

Table III-4, Detailed Features of Vacancies 1990, provides a comparison between Riverbank and Stanislaus County.

E. ECONOMIC CHARACTERISTICS OF HOUSING

Spiraling costs have made housing a problem for much of the workforce, as well as the young and the elderly. Increased costs affect the renter and home buyer alike,

TABLE III-1

TENURE BY UNIT TYPE
City of Riverbank
1980 and 1990

Housing Category	Total Housing Units*	Total Occupied Units	Vacancy (%)	Owner Occupied	% of Total Occupied	Renter Occupied	% of Total Occupied
1980							
SF, Detached	1,515	1,413	6.73%	1,115	62.89%	298	16.81%
SF, Attached	70	70	.00%	14	.79%	56	3.16%
2 Units	58	51	12.07%	0	.00%	51	2.88%
3 or 4 Units	7	7	.00%	0	.00%	7	.39%
5 or More Units	224	187	16.52%	32	1.80%	155	8.74%
Mobile Home/Trailer	48	45	6.25%	39	2.20%	6	.34%
CITY TOTALS	1,922	1,773	7.75%	1,200	67.68%	573	32.32%
1990							
SF, Detached	1,959	1,888	3.62%	1,477	58.10%	411	16.17%
SF, Attached	108	103	4.63%	29	1.14%	74	2.91%
2 Units	134	128	4.48%	7	.28%	121	4.76%
3 or 4 Units	34	32	5.88%	4	.16%	28	1.10%
5 or More Units	173	162	6.36%	3	.12%	159	6.25%
Mobile Home/Trailer	215	208	3.26%	172	6.77%	36	1.42%
Other	24	21	12.50%	12	.47%	9	.35%
CITY TOTALS	2,647	2,542	3.97%	1,704	67.03%	838	32.97%

Sources: Bureau of the Census: 1980 Summary Tape 3 and Department of Finance Report E-5.
Bureau of the Census: 1990 Summary Tape File 1

*Data from the 1980 Summary Tape 3 are estimates based on a sample.

TABLE III-2

AGE OF HOUSING UNITS
CITY OF RIVERBANK
1939 TO 1980

Year Structure Built	Year Round Housing Units*	% of Total	Occupied Units	% of All Occupied Units	Owner Occupied Units	% of All Owner Occupied Units	Renter Occupied Units	% of All Renter Occupied Units
1979 to March 1980	102	5.31%	75	4.23%	66	5.50%	9	1.57%
1975 to 1978	290	15.09%	263	14.83%	227	18.92%	36	6.28%
1970 to 1974	181	9.42%	181	10.21%	114	9.50%	67	11.69%
1960 to 1969	360	18.73%	333	18.78%	228	19.00%	105	18.32%
1950 to 1959	282	14.67%	264	14.89%	144	12.00%	120	20.94%
1940 to 1949	408	21.23%	387	21.83%	235	19.58%	152	26.53%
1939 or earlier	299	15.56%	270	15.23%	186	15.50%	84	14.66%
TOTAL	1922	100.00%	1773	100.00%	1200	100.00%	573	100.00%

Source: Bureau of the Census: 1980 Summary Tape File 3
*Data are estimates based on sample.

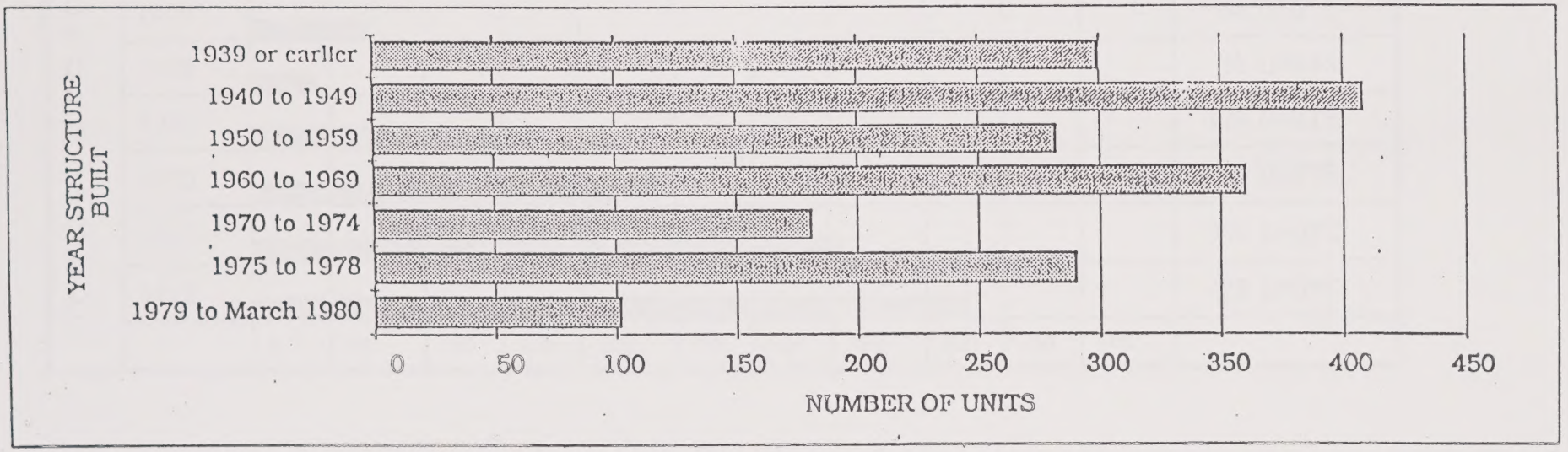


TABLE III-2A
Age of Hosing Units
City of Riverbank
1981 to 1992
1990 Census and Building Department

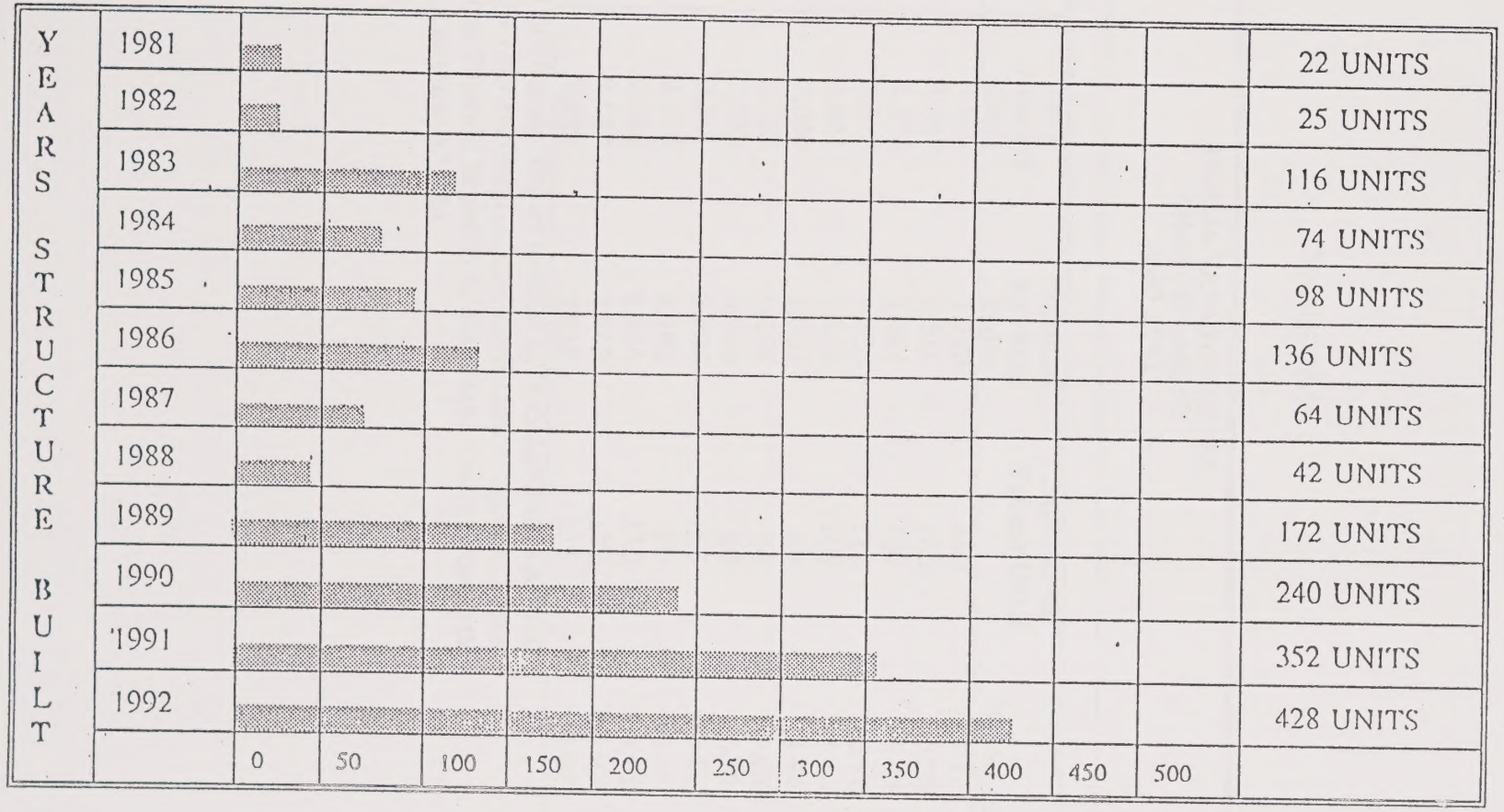


TABLE III-3

ANNUAL VACANCY RATES
City of Riverbank
1980-1991

Year	Total Housing Units	Occupied Housing Units	Number of Vacant Units	% Vacant
Apr-80	1,922	1,773	149	7.75
Jan-81	1,946	1,810	136	6.99
Jan-82	1,978	1,841	137	6.93
Jan-83	1,977	1,863	114	5.77
Jan-84	1,984	1,876	108	5.44
Jan-85	2,046	1,951	95	4.64
Jan-86	2,175	2,095	80	3.68
Jan-87	2,222	2,126	96	4.32
Jan-88	2,341	2,258	83	3.55
Jan-89	2,474	2,389	85	3.44
Jan-90	2,634	2,524	110	4.18
Apr-90	2,647	2,542	105	3.97
Jan-91	2,932	2,816	116	3.96

Sources: Department of Finance: Report E-8090 CITY CALIFORNIA ANNUAL POPULATION AND HOUSING DATA, April 1980 to April 1, 1990.
Department of Finance: Report E-5,"Stanislaus County Population and Housing Estimates,"1991.

TABLE III-4

DETAILED FEATURES OF VACANCIES
City of Riverbank and Stanislaus County
1990

	RIVERBANK		STANISLAUS COUNTY	
VACANT HOUSING UNITS	NUMBER	% OF VACANT UNITS	NUMBER	% OF VACANT UNITS
For Sale Only	21	20.00%	1,742	26.19%
For Rent	18	17.14%	2,469	37.12%
Rented or Sold Not Yet Occupied	16	15.24%	816	12.27%
Held for Seasonal and	3	2.86%	263	3.95%
For Migrant Farmworkers	8	7.62%	228	3.43%
Other Vacant	39	37.14%	1,134	17.05%
Total Vacant	105	100.00%	6,652	100.00%

Source: U.S. Bureau of the Census: 1990 Summary Tape File 1

ultimately affecting the cost and availability of labor for the regions industries due to the decreasing supply of affordable priced housing. This phenomenon is reflected in escalation of median priced homes in Stanislaus County 106% increase over the past decade. In 1980, a median priced home in Stanislaus County cost $60,100. In 1989, the median price was $124,300. The 1980 median price for a home in Riverbank was $44,400, in 1990 the median price was $94,300 according to the 1990 Census data. (Table III-5. Median Home Values and Rents of Specific Housing Units, Stanislaus County and California 1980-1990).

In evaluating housing affordability, households are divided into four income categories relative to the median household income for Stanislaus County. The 1990 median income, as set by the Housing and Urban Development Department (HUD), for Stanislaus County was estimated to be $32,500 for a family of four. The following illustrates how the four income categories are divided.

Very-Low-Income: Households who earn 50% or less of the median area income.

Low-Income: Households who earn between 50% and 80% of the area median income.

Moderate-Income: Households who earn between 80% and 120% of the area median income. (100% of the area median income for 1990 is $32,500 for a family of four in Stanislaus County.)

Above Moderate Income: Above 120% of the County median income.

In 1980, the area median income for a family of four was $20,429 and in 1990, this figure rose to $32,500 (Table III-6, Median Income for a Family of Four, 1990), a 63 percent increase. Median income limits are adjusted annually by HUD. For 1991, the area median income for a family of four is $34,500.

TABLE III-5

MEDIAN HOME VALUES AND RENTS OF SPECIFIED HOUSING UNITS
Stanislaus County and California
1980 and 1990

MEDIAN HOME VALUES	1980	% OF STANISLAUS COUNTY MEDIAN	1990	% OF STANISLAUS COUNTY MEDIAN	% CHANGE IN MEDIAN VALUE: 1980-90
CERES	$58,100	96.67%	$127,700	102.74%	119.79%
HUGHSON	$45,800	76.21%	$ 91,100	73.29%	98.91%
MODESTO	$64,200	106.82%	$130,700	105.15%	103.58%
NEWMAN	$43,600	72.55%	$ 91,300	73.45%	109.40%
OAKDALE	$54,000	89.85%	$108,900	87.61%	101.67%
PATTERSON	$50,400	83.86%	$133,500	107.40%	164.88%
RIVERBANK	$44,400	73.88%	$ 94,300	75.86%	112.39%
TURLOCK	$62,000	103.16%	$123,300	99.20%	98.87%
WATERFORD	$44,700	74.38%	$ 90,700	72.97%	102.91%
STANISLAUS COUNTY	$60,100	100.00%	$124,300	100.00%	106.82%
CALIFORNIA	$84,700	140.93%	$195,500	157.28%	130.81%

SOURCE: U.S. Bureau of the Census, 1980 and 1990 Summary Tape File 1

MEDIAN CONTRACT RENT	1980 CONTRACT RENT	% OF STANISLAUS COUNTY MEDIAN	1990 CONTRACT RENT	% OF STANISLAUS COUNTY MEDIAN	% CHANGE IN MEDIAN RENT: 1980-90
CERES	$205	98.56%	$421	100.96%	105.37%
HUGHSON	$155	74.52%	$322	77.22%	107.74%
MODESTO	$232	111.54%	$448	107.43%	93.10%
NEWMAN	$141	67.79%	$300	71.94%	112.77%
OAKDALE	$198	95.19%	$395	94.72%	99.49%
PATTERSON	$134	64.42%	$278	66.67%	107.46%
RIVERBANK	$158	75.96%	$356	85.37%	125.32%
TURLOCK	$209	100.48%	$406	97.36%	94.26%
WATERFORD	$190	91.35%	$374	89.69%	96.84%
STANISLAUS COUNTY	$208	100.00%	$417	100.00%	100.48%
CALIFORNIA	$253	121.63%	$561	134.53%	121.74%

SOURCE: U.S. Bureau of the Census, 1980 and 1990 Summary Tape File 1

TABLE III-6
MEDIAN INCOME (FAMILY OF FOUR)

Very Low	50% of Median	16,250
Low	80% of Median	26,000
Moderate	100%-120% of Median	32,500
Above-Moderate	120% of Median & Above	39,000
Median Income		32,500

In determining housing affordability, HUD guidelines stipulate that a household should not spend more than 30 percent of its gross income on housing needs. Households paying for than 30 percent of their annual income on housing are determined by HUD as needing housing assistance. Table III-7 Affordable Housing Guidelines illustrates housing affordability by income category for a family of four.

TABLE III-7
AFFORDABLE HOUSING GUIDELINES
BY INCOME CATEGORY, 1990

Category	Income Range (Family of Four)	Maximum Rent or Mortgage*	Maximum Home Loan
Very Low	up to $16,250	up to $406	$48,750
Low	$16,250 to $26,000	$406 to $650	$78,000
Moderate	$26,000 to $39,000	$650 to $975	$117,000
Above Moderate	$39,000	$975 +	$117,000+

Source: HUD 1990 Median Income Limits and City of Modesto Preliminary Housing, Housing Element 1991
*Not to exceed 30% of monthly income

Table III-8, Financial Characteristics of Housing 1980-1990, clearly shows a decrease of very low- and low- housing units in the ownership category and a decrease in rental opportunity for the same income group. Income limits by income category and size are shown in Table III-9, 1991 Income Limits by Income Category and Size.

F. HOUSING CHOICE

The availability of a mix of housing types and sizes is an important goal in meeting the varied social and economic needs of residents in the community. Availability of choice affects expanding families that need larger homes, retirees who would like to move from a large home to a smaller one requiring less maintenance, or the first-time buyer who is seeking an initial opportunity to own a modest sized starter home. Choice in housing is constrained by several factors. One factor is increased costs, for example, the median price of a resale home in Riverbank increased 112% between 1980 and 1990. Another factor is the prospect of established homeowners paying increased property taxes (under Proposition 13) if they move and purchase a smaller (or larger) home. A third factor is low vacancy rates, especially in the units for sale market.

In Riverbank, an additional factor was a lack of larger - move up housing stock. The City has traditionally provided more modest sized affordable homes, in comparison to other communities. Almost all single family housing built before 1969 are "starter" homes. In consequence, to move to larger homes, residents had to leave the community. The availability of more affordable housing stock was presumably enhanced, as existing residents in more affordable housing used their equity to purchase move up housing. This create vacancies in the more affordable priced housing market, benefiting lower income and first-time buyers as well.

TABLE III-8

FINANCIAL CHARACTERISTICS OF HOUSING
City of Riverbank
1980 and 1990

*Specified Owner Occupied Housing Units**

Value	1980 N	1980 %	1990 N	1990 %
Less Than $50,000	682	63.44%	118	8.33%
$50,000 to 99,000	254	23.63%	680	47.99%
$100,000 to $149,999	65	6.05%	344	24.28%
$150,000 to $199,999	54	5.02%	81	5.72%
$200,000 or more	20	1.86%	194	13.69%
CITY TOTAL	1,075	100.00%	1,417	100.00%
MEDIAN VALUE	$44,400		$94,300	

*Specified Renter Occupied Housing Units***

Contract Rent	1980 N	1980 %	1990 N	1990 %
Less than $100	102	18.44%	14	1.70%
$100 to $199	288	52.08%	99	12.00%
$200 to $299	123	22.24%	171	20.73%
$300 to $399	16	2.89%	234	28.36%
$400 to $499	0	0.00%	135	16.36%
$500 or more	0	0.00%	134	16.24%
No Contract Rent	24	4.34%	38	4.61%
CITY TOTAL	553	100.00%	825	100.00%
MEDIAN RENT	$158		$356	

Source: Bureau of the Census: 1980 and 1990 STF1

*According to the Census Bureau (1991): "Specified owner-occupied and specified vacant-for-sale-only housing units include only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units exclude mobile homes, homes with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings."

**According to the Census Bureau (1991): "Specified renter-occupied and specified vacant-for-rent units exclude one-family houses and mobile homes on 10 or more acres."

TABLE III-9
1991 INCOME LIMITS BY INCOME CATEGORY AND SIZE

Number of Person (s)	Very Low Income	Low Income	Median Income	Moderate Income
1	$12,100	$19,300	$24,150	$29,000
2	$13,800	$22,100	$27,600	$33,100
3	$15,500	$24,850	$31,050	$34,500
4	$17,250	$27,600	$34,500	$41,400
5	$18,650	$29,800	$37,250	$44,700
6	$20,000	$32,000	$40,000	$48,000
7	$21,400	$34,200	$42,800	$51,350
8	$22,750	$36,450	$45,550	$54,650

Source: HUD Family Income Limits, April 1991, for Stanislaus County
3.0 Household Characteristics

G. SUBSIDIZED HOUSING (City of Riverbank Housing Authority)

Within Stanislaus County, Riverbank is the only city to have established a housing authority which is separate and autonomous from the Stanislaus County Housing Authority. Established in 1952, the Riverbank Housing Authority owns and operates 90 units. Sixty four of these units are designated for use by eligible elderly/handicapped applicants, while the remainder are occupied by families. (See Table III-10 LHA ELDERLY/HANDICAPPED LEASE UNITS BY PROGRAM IN 1985, III-11 LHA HOUSING AUTHORITY UNITS MANAGED BY PROGRAM IN 1985, & III-12 LOCAL HOUSING AUTHORITY (LHA) LOCATION.)

TABL[illegible]10

LHA ELDERLY/HANDICAPPED LEASED UNITS BY PROGRAM 1984-1985

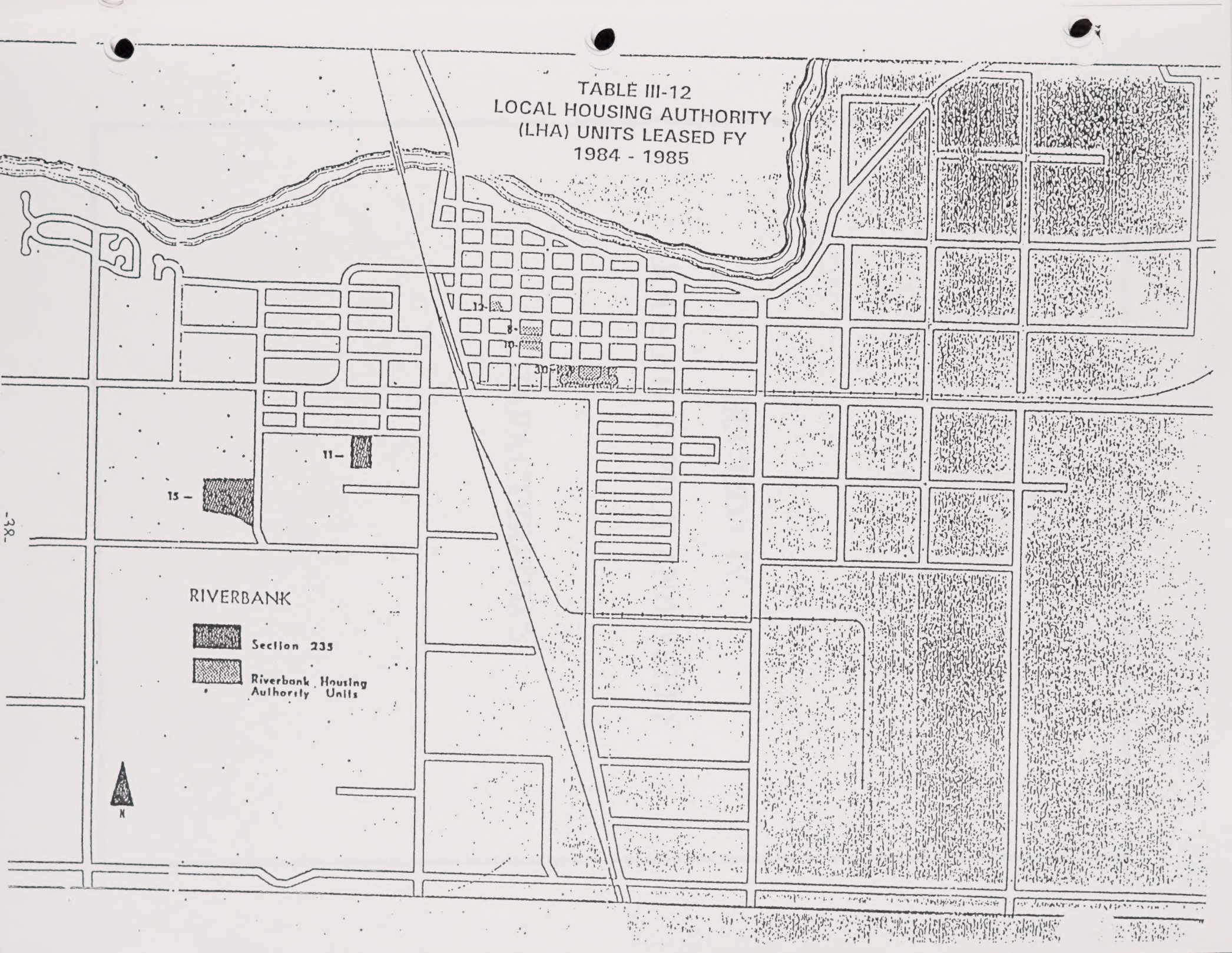
County/LHA	SECTION 8						Other HUD	Conventional	FmHA	After-care	HCD Rental Housing Const.	California Housing Finance Agency	Total Units
	Existing	Voucher	Rental Rehabilitation	Moderate Rehabilitation	New/Substantial Rehabilitation Owned	New/Substantial Rehabilitation Not Owned							
Stanislaus County LHA	637	0	0	0	0	0	0	0	0	55	0	0	692
Riverbank	0	0	0	0	0	0	0	64	0	0	0	0	64
County Total	637	0	0	0	0	0	0	64	0	55	0	0	756

TABLE III-11
LOCAL HOUSING AUTHORITY UNITS MANAGED BY PROGRAM IN 1985

County/LHA	SECTION 8						Other HUD	Conventional	515 FmHA Rental Assisted	FmHA Other	After-care	Migrant Housing	HCD Rental Housing Const.	California Housing Finance Agency	Other	Total Units
	Existing	Voucher	Rental Rehabilitation	Moderate Rehabilitation	New/Substantial Rehabilitation Owned	New/Substantial Rehabilitation Not Owned										
Stanislaus County LHA	1,919	0	15	66	0	0	0	692	376	0	55	221	0	0	0	3,274
Riverbank	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	90
County Total	1,949	0	15	66	0	0	0	682	376	0	55	221	0	0	0	3,364

TABLE III-12
LOCAL HOUSING AUTHORITY UNITS LEASED BY 1984-1985

County/LHA	SECTION 8						Other HUD	Conventional	515 FmHA Rental Assisted	FmHA Other	After-care	Migrant Housing	HCD Rental Housing Const.	California Housing Finance Agency	Other	Total Units
	Existing	Voucher	Rental Rehabilitation	Moderate Rehabilitation	New/Substantial Rehabilitation Owned	New/Substantial Rehabilitation Not Owned										
Stanislaus County LHA	1,911	0	15	66	0	0	0	692	376	0	55	221	0	0	0	3,236
Riverbank	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	90
County Total	1,911	0	15	66	0	0	0	682	376	0	55	221	0	0	0	3,326


TABLE III-12
LOCAL HOUSING AUTHORITY
(LHA) UNITS LEASED FY
1984 - 1985
12
8
10
30
11
15
RIVERBANK
Section 235
Riverbank Housing Authority Units
N

SECTION IV

HOUSING SUPPLY AND NEEDS

CHARACTERISTICS

IV. HOUSING SUPPLY AND NEEDS

Section 65583 of the Government Code requires that Housing Elements identify and analyze existing and projected housing needs for all economic segments of the community. This is to include analysis of special housing needs, including handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. The State mandates that existing and projected needs include the locality's share of the regional housing need, determined by the regional Council of Government (SAAG). These requirements are discussed in the sections below.

A. LOCAL HOUSING SUPPLY

The City's housing supply reflects supply and demand in the real estate market, and residential growth policies contained in the General Plan. Current trends affecting private sector activity are discussed in other sections of the Element. The effects of growth management policies on housing supply are discussed below.

1. General Plan Policies

A foundational policy of the General Plan is that future growth shall not exceed the City's capability to provide infrastructure and services. Using the table below a total housing projection is calculated for the period between 1990 to 1997. (Table IV-1 Determination of 1990-1997, Housing Needs - Stanislaus County of Cities and Table IV-2 - Basic Construction Needs, 1990-1997)

2. Estimated Costs to Purchase/Rent Housing

The previous chapter indicated an increase in production of rental housing over the last decade. This trend may continue in part due to the continued escalation of housing prices, which now prevent households below the Moderate Income category from entering the housing market. State law defines affordability as a housing unit where the household does not pay more than 25% of its income towards housing costs. (See Table IV-3, State Affordability Guidelines for a Family of Four).

The above state affordability income guidelines for a family of four can be compared with the following tables which profile cost trends in Riverbank's rental and for sale housing market for different housing types over the last decade. (See Table IV-4, Financial Characteristics of Housing - 1980-1990).

TABLE IV-1

DETERMINATION OF 1990-1997 HOUSING NEED

STANISLAUS COUNTY AND CITIES

City	1/1/90 (1) Total Housing Units	7/1/97 (2) Occupied Housing Units	7/1/97 (3) Percent Owner	7/1/97 (3) Percent Renter	7/1/91 (4) Owner Households	7/1/97 (5) Renter Households
Ceres	9,178	12,209	67.03	32.79	8,184	4,025
Hughson	1,071	1,756	65.88	34.12	1,157	599
Modesto	62,032	70,176	63.88	36.12	44,828	25,348
Newman	1,436	2,164	66.63	33.37	1,742	872
Oakdale	4,448	5,290	62.49	37.51	3,306	1,984
Patterson	2,732	3,512	58.25	41.75	2,046	1,466
Riverbank	2,602	3,777	70.19	29.81	2,651	1,126
Turlock	15,842	20,338	58.46	41.54	11,890	8,448
Waterford	1,431	1,703	73.90	26.10	1,259	445
Unicorp.	35,387	35,832	68.73	31.27	24,627	11,205
TOTAL	136,169	157,207			101,690	55,518

City	7/1/97 (6) Owner Units Needed	7/1/97 (7) Renter Units Needed	7/1/97 (8) Total Units Needed	7/1/97 (9) Proposed Vacancy Needs	1990-1997 (10) Increase In Housing Needed
Ceres	8,351	4,282	12,633	3.36	3,455
Hughson	1,181	637	1,818	3.42	747
Modesto	45,743	26,966	72,709	3.48	10,677
Newman	1,778	928	2,706	3.35	1,270
Oakdale	3,374	2,111	5,485	3.55	1,037
Patterson	2,088	1,560	3,648	3.72	916
Riverbank	2,705	1,198	3,903	3.24	1,301
Turlock	12,133	8,987	21,120	3.71	5,278
Waterford	1,285	473	1,758	3.06	327
Unicorp.	25,130	11,920	37,050	3.29	1,6630
TOTAL	103,768	59,032	162,830	3.45	26,671

(1) See Table C-1 for methodology
(2) See Table A-1 for methodology
(3) 1980 Cenus
(4) 1997 Occupied Housing Units x Owner Factor (1980 Census)
(5) 1997 Occupied Housing Units x Renter Factor (1980 Census)
(6) 1997 Owner Households divided by .98 (100% - 2% owner vacant allowance)
(7) 1997 Renter Households divided by .94 (100% - 6% renter vacant allowance)
(8) 1997 Owner Units Needed + 1997 Renter Units Needed
(9) 1 - (7/1/97 Occupied Housing Units divided by 7/1/97 Total Units Needed)
(10) 1/1/90 Total Housing Units - 7/1/97 Total Units Needed

TABLE IV-2

BASIC CONSTRUCTION NEEDS 1990-1997

STANISLAUS COUNTY AND CITIES

City	1990-1997 (1) Increase In Housing Needed	1990-1997 (2) Basic Replacement Needs	1990-1997 (3) Basic Construction Needs
Ceres	3,455	164	3,819
Hughson	747	22	769
Modesto	10,677	1,011	11,688
Newman	1,270	31	1,301
Oakdale	1,037	75	1,112
Patterson	916	48	964
Riverbank	1,301	49	1,350
Turlock	5,278	277	5,555
Waterford	327	24	351
Unicorp.	1,663	543	2,206
TOTAL	26,671	2,244	28,915

(1) From Table D-1

(2) Determinations of Existing and Projected Housing Needs, California Department of Housing and Community Development, June 19, 1990. ((1190 Total Housing Units + 7/1/97 Total Units Needed divided by 2) x (.002 annual removal rate)) x (7.5 years)

(3) (1990-1997 Increase in Housing Needed) + (1990-1997 Basic Replacement needs)

TABLE IV-3
STATE AFFORDABILITY GUIDELINES FOR A FAMILY OF FOUR (1990)

Very Low	50% of Median	$17,250
Low	80% of Median	$27,600
Moderate	100% - 120% of Median	$34,500
Above Moderate	120% of Median & Above	$41,400

TABLE IV-4

FINANCIAL CHARACTERISTICS OF HOUSING
City of Riverbank
1980 and 1990

*Specified Owner Occupied Housing Units**

Value	1980		1990	
	N	%	N	%
Less Than $50,000	682	63.44%	118	8.33%
$50,000 to 99,000	254	23.63%	680	47.99%
$100,000 to $149,999	65	6.05%	344	24.28%
$150,000 to $199,999	54	5.02%	81	5.72%
$200,000 or more	20	1.86%	194	13.69%
CITY TOTAL	1,075	100.00%	1,417	100.00%
MEDIAN VALUE	$44,400		$94,300	

*Specified Renter Occupied Housing Units***

Contract Rent	1980		1990	
	N	%	N	%
Less than $100	102	18.44%	14	1.70%
$100 to $199	288	52.08%	99	12.00%
$200 to $299	123	22.24%	171	20.73%
$300 to $399	16	2.89%	234	28.36%
$400 to $499	0	0.00%	135	16.36%
$500 or more	0	0.00%	134	16.24%
No Contract Rent	24	4.34%	38	4.61%
CITY TOTAL	553	100.00%	825	100.00%
MEDIAN RENT	$158		$356	

Source: Bureau of the Census: 1980 and 1990 STF1

*According to the Census Bureau (1991): "Specified owner-occupied and specified vacant-for-sale-only housing units include only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units exclude mobile homes, homes with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings."

**According to the Census Bureau (1991): "Specified renter-occupied and specified vacant-for-rent units exclude one-family houses and mobile homes on 10 or more acres."

B. OVERPAYMENT OF LOWER INCOME HOUSEHOLDS

According to State Law, a lower-income household that pays more than 25% of its income for housing is living in unaffordable housing. The federal threshold to measure overpaying is 30%. Household incomes are divided into four categories: very low, low moderate and above moderate income. The lower income categories represent incomes of up to 80% of the regional median household income. The county's median income for four was $34,500 in 1991, so lower-income households were those with an income of $25,666 or less.

Table IV-5, Number of Very Low and Lower Income Owner and Rental Households Overpaying for Housing - 1980-1990, below shows the proportions of lower-income households overpaying for housing in Riverbank. Appendix D Calculation method for Table IV-5, contains method of calculation for the 1990 estimates.

C. NUMBER OF OVERCROWDED HOUSEHOLDS

Overcrowded households are defined by the 1990 Census as those having more than 1.01 persons per room. This condition is reflective of one of three conditions: (1) a family or household inhabiting too small a dwelling; (2) a family living with extended family members; or (3) a family renting inadequate living space to non-family members.

Table IV-6, Persons Per Room In Occupied Units for the City of Riverbank, presents information on the amount of overcrowded households based on the 1990 Census. 253 (14.85%) households in owner occupied units and 176 (21%) households in renter occupied units are classified as overcrowded. Many of these renter households are exceptionally large families and the overcrowding in the renter units is worse than in the owner occupied units. Overall, 429 (16.88%) of all the occupied units are overcrowded. Overcrowding is considered 1.01 or more persons per room.

There also seems to be a direct link between overcrowding and housing affordability. Homeowners or renters with large families are unable to afford larger dwellings, the ages on fixed incomes are left no alternative but inadequate housing, and the young unable to make rental payments or secure home loans reside longer with their parents. In addition, families with large numbers of children are most likely to live in overcrowded conditions. Therefore, children are usually the largest percentage of persons living in substandard conditions.

D. AMOUNT OF HOUSING NEEDING REHABILITATION

The City of Riverbank has received $462,500 from the 1990 Community Development Block Grant program. The grant will be utilized to rehabilitate 22 units, of which 19 units are for owner occupied and 3 units are targeted for renter occupied.

TABLE IV-5

NUMBER OF VERY LOW AND LOWER INCOME OWNER AND RENTAL HOUSEHOLDS OVERPAYING FOR HOUSING
City of Riverbank
1980 and 1990

Income Category	1980 Census				1990 Estimates	
	Renter HHs	% of All Specified Renter HHs	Owner HHs	% of All Specified Owner HHs	Specified Renter HHs	Specified Owner HHs
Very Low Income	174	30.37%	105	9.78%	251	139
Remainder Low Income	56	9.77%	52	4.84%	81	69
Total Low Income	230	40.14%	157	14.62%	332	208

Sources: Bureau of the Census: 1980 Summary Tape File 3; 1990 Summary Tape File 1

NOTE: The number of specified renter and owner households (occupied housing units) differs slightly from the total number of households. In 1980, Summary Tape File 3 (data are estimates based on a sample) revealed 573 specified renter households and 1074 specified owner households. The 1990 totals for specified households are based on the total data count in Summary Tape File 1. The number of specified renter households in 1990 was 825; the number of specified owner households was 1417.

*According to the Census Bureau (1991): "Specified renter-occupied and specified vacant-for-rent units exclude one-family houses and mobile homes on 10 or more acres."

**According to the Census Bureau (1991): "Specified owner-occupied and specified vacant-for-sale-only housing units include only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units exclude mobile homes, homes with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings."

TABLE IV-6

PERSONS PER ROOM IN OCCUPIED HOUSING UNITS
City of Riverbank
1980 and 1990

Persons Per Room	Number of Occupied Units	% of Units	Number of Occupied Units	% of Units
	1980 Census		1990 Census	
All Occupied Housing Units:				
1.00 or less	1,546	87.20%	2,113	83.12%
1.01 to 1.50	119	6.71%	200	7.87%
1.51 or more	108	6.09%	229	9.01%
1.01 or more	227	12.80%	429	16.88%
City Totals	1,773	100.00%	2,542	100.00%
Owner Occupied Housing Units				
1.00 or less	1,067	88.92%	1,451	88.15%
1.01 to 1.50	74	6.17%	119	6.98%
1.51 or more	59	4.92%	134	7.86%
1.01 or more	133	11.08%	253	14.85%
City Totals	1,200	100.00%	1,704	100.00%
Renter Occupied Housing Units				
1.00 or less	479	83.60%	662	79.00%
1.01 to 1.50	45	7.85%	81	9.67%
1.51 or more	49	8.55%	95	11.34%
1.01 or more	94	16.40%	176	21.00%
City Totals	573	100.00%	838	100.00%

Source: Bureau of the Census, Summary Tape File 1, 1980 and 1990

The March 1990 Housing Condition Survey Summary, Appendix F, conducted by Self Help Enterprises (SHE) identified that of the 2,323 housing units, 59% (1,362) are in need of rehabilitation or was classified as dilapidated.

SPECIAL NEEDS

Federal Law requires all housing elements to take steps to assure that housing programs are implemented in such a manner as to eliminate the effects of discrimination in housing based on race, color, religion, sex or national origin. In addition, state anti-discrimination standards prohibit discrimination on the basis of marital status or family size. These policies apply to all income levels rather than just low-income groups.

The special needs of other groups are defined by the unique circumstances of the group which require special housing considerations, and the ability of the groups to afford the special consideration.

An effort to alleviate special needs must therefore consist of two separate phases: first, programs to assist special need groups which have inadequate financial resources; and second, assurances of equal access to all community housing resources for all segments of the community.

F. RIVERBANK HOUSING NEEDS

Federal regulations require that area wide agencies "identify the housing needs of the current and prospective population by appropriate geographic sectors and identifiable segments of the population and provide for the distribution of housing resources (including assisted housing) to meet the needs of all citizen in order to provide a choice of housing type and location". The regulations further require that broad goals and annual objectives be specified and that a housing policy be established to allocate housing resources in a manner appropriate to the identified needs.

The purpose of the fair share allocation is to provide localities with a general measure of local responsibility for addressing a fair share of the market area housing need. Within Stanislaus County, the adopted Housing Needs Report, Stanislaus County and Its Cities - Volume III,1990-97, Appendix E, serves as the fair share allocation for all jurisdictions.

G. MARKET-RATE HOUSING NEEDS

Market-rate households are those which don't have to pay a disproportionate amount (25% or more) of the gross household income in order to secure adequate housing. Riverbank has in the past afforded market-rate households the opportunity to locate in the City by annexing and for residential uses, by providing public services to those areas, and by encouraging increased employment opportunities in the urban area. The City will continue to provide housing opportunities to market-rate households consistent with, or greater than its fair share allocation of projected countywide housing needs.

Beyond the commitment to provide housing opportunities, a matter of continuing concern is the need to achieve a measure of economic balance in the value of new homes. At present, the City has a preponderance of low and moderate-income households. A greater parity between the number of low, moderate, middle and upper-income homes could benefit the entire City.

In 1990, the population of the City of Riverbank (8,547) represented 3.11% of the County's total population. The Housing Needs Report Appendix E, predicts a countywide need for 28,915 new homes between 1990 and 1997, the proportional share for Riverbank is 1,350 new units. The five year housing need identified in 1985 was 701 new units.

Riverbank has experienced moderate growth over the past several years, but new construction has still been somewhat slower that the fair share allocation for market-rate housing. Table IV-7, Estimated Yearly Household Increase - Stanislaus County and Its Cities, identifies the projected yearly household increase. The City of Riverbank building permit activity for 1990 recorded 225 single family detached, 3 demolitions,

TABLE IV-7

ESTIMATED YEARLY HOUSEHOLD INCREASE

STANISLAUS COUNTY AND CITIES

CITY	1/1/90 (1)	Annual Growth Rate (2)	1/1/91 (2)	1/1/92 (2)	1/1/93 (2)	1/1/94 (2)	1/1/95 (2)
Ceres	8,892	4.31%	9,276	9,676	10,093	10,529	10,983
Hughson	1,029	7.37%	1,105	1,186	1,274	1,368	1,469
Modesto	57,882	2.60% (3)	59,387	60,931	62,515	64,141	65,808
Newman	1,410	8.57%	1,531	1,662	1,804	1,959	2,127
Oakdale	4,305	2.79%	4,425	4,548	4,675	4,805	4,939
Patterson	2,606	4.05%	2,712	2,822	2,936	3,055	3,179
Riverbank	2,495	5.68% (142)	2,637 (149)	2,786 (159)	2,945 (167)	3,112	3,288
Turlock	15,116	4.03%	15,726	16,360	17,020	17,706	18,420
Waterford	1,401	2.64%	1,438	1,476	1,515	1,555	1,596
Unincorp.	33,041	1.09%	33,400	33,763	34,130	34,501	34,876
TOTAL	128,177		131,637	$135,210	$138,907	$142,731	$146,685

CITY	1/1/96 (2)	1/1/97 (2)	7/1/97 (2)
Ceres	11,457	11,951	12,209
Hughson	1,577	1,693	1,756
Modesto	167,519	69,275	70,176
Newman	2,309	2,507	2,614
Oakdale	5,075	5,218	5,290
Patterson	3,308	3,442	3,512
Riverbank	3,475	3,672	3,777
Turlock	19,163	19,935	20,336
Waterford	1,639	1,691	1,703
Unincorp.	35,255	35,636	35,832
TOTAL	250,776	155,012	157,207

(1) Stanislaus County Population and Housing Estimates, January 1, 1990, Report E-5, Department of Finance (DOF), May 1, 1990

(2) Annual Growth Rate is established by applying a yearly percent increase which accounts for the overall difference of the 1990 base year and July 1, 2000.

(3) Modesto's projected annual growth rate through 7/1/97, Correspondence, City of Modesto Planning and Community Development Department, November 30, 1990.

and 18 multi-family units (2-4 units). In 1991 building permit activity was 353 single family detached, 1 demolition, and 0 multi-family units. In 1992 building permit activity was 420 single family detached and eight multi family units. City of Riverbank's regional housing share equates to approximately 162 units per year. As noted above for the period from January 1990 to January 1992, a total of 1,024 units were added to the City of Riverbank's housing stock.

Currently the city has met its moderately and above moderate housing units but is falling behind by some 528 units for the very low-, and low-income units.

It is likely as the recession ends, housing starts will increase.

The City of Riverbank, however, cannot guarantee construction or occupancy of new units consistent with present of future allocations, but only that the City will take steps to assure that the opportunity exists for market-rate households to locate in Riverbank.

Most homes in Riverbank are made available in the commercial marketplace through the efforts of the housing industry, and it is expected that housing construction and occupancy will continue to primarily be a function of private market forces.

H. NON-MARKET-RATE HOUSING NEEDS

Nonmarket-rate households are those which are unable to secure adquate housing except at a cost which is disproportionate to the gross household income and, therefore, do not have the financial capability to meet their housing needs without sacrificing other essential needs. The adequancy of a housing unit is related to the physical condition of the structure or to the special needs of the household.

For the purpose of this housing element, special need categories shall include housing units which are:

- dilapidated;
- deteriorated;
- overcrowded; or
- overpriced in relation to the gross household income.

Special need groups shall include very low-, low-, and moderate-income households which are defined as:

- elderly;
- handicapped;
- large family;
- farmworkers; or
- female heads of households
- homeless

While market-rate housing needs are expected to be met by the private housing market,

addressing the inadequate conditions of nonmarket-rate households may require action from the public sector. Indeed, one purpose of state and federal housing element requirements is to encourage local jurisdictions to identify housing needs and to develop programs to mitigate the needs.

In Stanislaus County, the Housing Needs Report Appendix E has established housing needs for every responsible jurisdiction in the County for the years 1990 through 1997. The Housing Needs Report Appendix E, identifies the needs of cities within their corporate boundaries. Table IV-7 Estimated Yearly Household Increase, projects housing need estimates in the City of Riverbank.

I. The Elderly

The elderly often face a lack of housing in the marketplace suitable for their particular needs since they are likely to have fixed or limited incomes. In addition to financial considerations, the elderly require special needs in housing construction and location to allow for access and mobility. Elderly citizens must rely on public transportation if their dwellings are not located within close proximity to local services. The elderly often require additional mobile assistance in the form of ramps and handrails, which will allow access to public facilities. Because the elderly often live alone, they are more vulnerable to abuse and theft and thus, need security devices to safeguard their homes against unwanted intrusions. Retirement and convalescent homes offer alternative housing choices, but the majority live in independent residences, often in substandard conditions. There are 1,054 people in the City of Riverbank who are 60 years of age or over (Table IV-8, Population 60 Years of Age and Older - 1980-1990 and Table IV-9 Households With One or More Persons 60 and 65 Years of Age and Older 1980-1990).

J. The Disabled/Handicapped

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24, requires all public buildings be accessible to the public, and therefore, must meet architectural standards such as ramp ways, large door widths and restroom modifications enabling free access for the handicapped.

The definition of a "handicapped" or "disabled" person as contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement is as follows:

POPULATION 60 YEARS OF AGE AND OLDER
City of Riverbank and Stanislaus County
1980 and 1990

	RIVERBANK						STANISLAUS COUNTY					
	1980 CENSUS			1990 CENSUS			1980 CENSUS			1990 CENSUS		
	Number	% of City Pop.	% of City Pop 60+	Number	% of City Pop.	% of City Pop 60+	Number	% of County Pop.	% of County Pop 60+	Number	% of County Pop.	% of County Pop 60+
Total 60+	783	13.75%	100.00%	1,054	12.33%	100.00%	40,403	15.19%	100.00%	53,483	14.43%	100.00%
Male	334	5.86%	42.66%	468	5.48%	44.40%	17,597	6.62%	43.55%	22,808	6.16%	42.65%
Female	449	7.88%	57.34%	586	6.86%	55.60%	22,806	8.58%	56.45%	30,675	8.28%	57.35%
By Age Group:												
60 TO 61 YEARS												
Total	102	1.79%	13.03%	113	1.32%	10.72%	4,706	1.77%	11.65%	5,353	1.44%	10.01%
Male	42	.74%	5.36%	51	.60%	4.84%	2,145	.81%	5.31%	2,447	.66%	4.58%
Female	60	1.05%	7.66%	62	.73%	5.88%	2,561	.96%	6.34%	2,906	.78%	5.43%
62 TO 64 YEARS												
Total	109	1.91%	13.92%	180	2.11%	17.08%	6,514	2.45%	16.12%	8,036	2.17%	15.03%
Male	55	.97%	7.02%	83	.97%	7.87%	2,974	1.12%	7.36%	3,724	1.01%	6.96%
Female	54	.95%	6.90%	97	1.13%	9.20%	3,540	1.33%	8.76%	4,312	1.16%	8.06%
65 TO 74 YEARS												
Total	320	5.62%	40.87%	453	5.30%	42.98%	17,836	6.71%	44.15%	23,408	6.32%	43.77%
Male	145	2.55%	18.52%	225	2.63%	21.35%	8,170	3.08%	20.24%	10,405	2.81%	19.45%
Female	175	3.07%	22.35%	228	2.67%	21.63%	9,657	3.63%	23.90%	13,003	3.51%	24.31%
75 TO 84 YEARS												
Total	170	2.99%	21.71%	229	2.68%	21.73%	8,690	3.27%	21.51%	12,818	3.46%	23.97%
Male	66	1.16%	8.43%	84	.98%	7.97%	3,500	1.32%	8.66%	5,080	1.37%	9.50%
Female	104	1.83%	13.28%	145	1.70%	13.76%	5,190	1.95%	12.85%	7,738	2.09%	14.47%
85 YEARS +												
Total	82	1.44%	10.47%	79	.92%	7.50%	2,657	1.00%	6.58%	3,868	1.04%	7.23%
Male	26	.46%	3.32%	25	.29%	2.37%	799	.30%	1.98%	1,152	.31%	2.15%
Female	56	.98%	7.15%	54	.63%	5.12%	1,858	.70%	4.60%	2,716	.73%	5.08%

Source: U.S. Bureau of the Census: 1980 and 1990 Summary Tape File 1

TABLE IV-9

HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS OF AGE AND OLDER
City of Riverbank
1980 and 1990

Households With:	1980 CENSUS				1990 CENSUS			
	1 Person Households	2+ Person Households Family	2+ Person Households Non-Family	Totals	1 Person Households	2+ Person Households Family	2+ Person Households Non-Family	Totals
1 Or More Persons 60 Years and Older	195	314	11	520	206	475	14	695
% of 60+ Households	37.50%	60.38%	2.12%	100.00%	29.64%	68.35%	2.01%	100.00%
1 Or More Persons 65 Years and Older	166	213	7	386	170	344	11	525
% of 65+ Households	43.01%	55.18%	1.81%	100.00%	32.38%	65.52%	2.10%	100.00%

Source: Bureau of the Census: Summary Tape File 1, 1980 and 1990

a. Any Person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severely disabled as to be unable to move without the aid of an assistance device.

b. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20.200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle greater than 20 degrees.

c. Any person who suffers from lung disease to such an extent that his or her forced (respiratory) expiratory volume when measured for one second by spirometry is less than one liter or his/her arterial oxygen tension (p02) is less than 60 mm/Hg on room air test.

d. Any person who is impaired by cardiovascular disease to the extent that his/her functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

The 1990 Census data on the number of handicapped or disabled persons is unavailable at this time. However, the State of California, Department of Rehabilitation tracks data regarding the number of person (ages 16-64) with disabilities in Stanislaus County and California. Their most recent data is from a Statewide survey dated April 1982, which contains estimates of persons with disabilities by type. They are currently updating their data and the results will be available in early 1992. Until that information is available, the Department recommends that communities adjust the 1982 survey figures by two percent annually to estimate the current number of person with disabilities.

Table IV-10, Physical Disabilities Recorded within Stanislaus County During 1991 - Estimates, shows a 1991 estimate of persons ages 16 to 64 who have some type of disability.

TABLE IV-10
PHYSICAL DISABILITIES
RECORDED WITHIN STANISLAUS COUNTY
DURING 1991 - ESTIMATE

Type of Disability	Stanislaus County
Blind	324
Deaf*	162
Other Sensory*	716
Cardiovascular*	4,850
Respiratory*	1,865
Digestive*	797
Mental Retardation	1,446
Alcohol/Drug	1,540
Emotional Problems	1,675
Muscular/Skeletal*	13,214
Neurological*	1,946
Other Conditions	2,351
TOTAL	30,886

*Indicates physical disabilities
Source: (Data derived from the State Dept. of Rehabilitation survey, April 1982 and the City of Riverbank Housing Element

Households with a member who has a mental disability include those whose disability is psychiatric and those with organic illness--such as organic brain disorders resulting from Alzheimer's disease or AIDS-related infections. The 1990 Census provided the number of individuals who are institutionalized with psychiatric disabilities. The following **Table IV-11, Persons in Group Quarters**, reflects the number of individuals that are institutionalized within the City of Riverbank and Stanislaus County.

K. Female Heads of Households

According to the 1990 Census, City of Riverbank had a total of 554, Female Householder, No Husband Present. **(Table IV-12, Types of Households, 1990)** These low income households find it increasingly difficult to find adequate housing since their limited incomes often restrict their ability to rent or own large enough dwellings to accommodate their children.

Female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This results in living units falling into disrepair and the incidence of poverty is more apparent and difficult to remedy.

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than in the cities.

L. Large Families

The City of Riverbank, families of five or more total 550 for the area. **(Table IV-13, Household Type and Size)**. Families falling into this category represent a slightly higher percentage of 21.6% compared to the state average of 12.6%. Many large families face difficulty in securing adequate housing because they are in the low or moderate income range, and an adequate supply of rental units are unavailable in the market place. Large families are indicative not only of those households that require larger dwellings to meet their housing needs, but also are reflective of a large number that live below the poverty level. **Table II-14, Persons in Occupied Units,** shows that the average persons per unit has risen from 3.32 in 1980 to 3.36 in 1990. Renters show a more dramatic increase from 2.78 to 3.18.

M. Farm Workers

Stanislaus County places farm workers into two categories: (1) those regular or year around farm laborers employed for more than 150 days annually, and (2) those seasonal and migrant farm workers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

Statistics concerning the number of farm workers employed in Stanislaus County were not available in the 1990 Census. Stanislaus County Economic Development Corporation's Statistical Update of April 1991 indicates that 10.07% of the labor force is employed in the agricultural community, 14,000 plus persons. **Table IV-15 identifies total Farm Labor Housing and**

Migrant Housing in Stanislaus County. Table IV-16 Assumed (1990-97) Farm Worker Housing Needs prepared by the Stanislaus Area Association of Governments (SAAG) Housing Needs Report which estimates the number of farm workers housing needs to 1997. They do not differentiate between seasonal and year-round workers.

As is the case for most low-income households, housing needs of farm workers far exceed government's ability to provide assistance. The Farmers Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD an Office of Migrant Services, also supplies housing assistance for the farm workers. Because farm workers are of low income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions. In Stanislaus County, farm workers are housed predominantly in farm labor camps owned and operated by the Stanislaus County Housing Authority and camps privately owned in the unincorporated areas. Table IV-15 Farm Labor Housing and Migrant Housing in Stanislaus County indicates where the SCHA camps are located and how may units each provides, 1992. Housing shortages exist during peak seasonal labor periods, the months of July-September, when a large influx of migrant workers enter the work force.

TABLE IV-11

PERSONS IN GROUP QUARTERS
City of Riverbank and Stanislaus County
1990

	RIVERBANK		STANISLAUS COUNTY	
	NUMBER	% OF TOTAL IN GROUP QUARTERS	NUMBER	% OF TOTAL IN GROUP QUARTERS
INSTITUTIONALIZED PERSONS:				
CORRECTION INSTITUTIONS	0	.00%	1.109	18.93%
NURSING HOMES	78	52.70%	2.711	46.27%
MENTAL (PSYCHIATRIC) HOSPITALS	0	.00%	256	4.37%
JUVENILE INSTITUTIONS	0	.00%	148	2.53%
OTHER INSTITUTIONS	0	.00%	186	3.17%
OTHER PERSONS IN GROUP QUARTERS:				
LEGE DORMITORIES	0	.00%	149	2.54%
TARY QUARTERS	0	.00%	0	.00%
EMERGENCY SHELTERS FOR HOMELESS	0	.00%	399	6.81%
VISIBLE IN STREET LOCATIONS	0	00%	44	.75%
OTHER NON-INSTITUTIONAL GROUP QUARTERS	70	47.30%	857	14.63%
OTAL	148	100.00%	5,859	100.00%

rce: U.S. Bureau of the Census, 1990 Summary Tape File 1A

TABLE IV-12

TYPES OF HOUSEHOLDS
City of Riverbank and Stanislaus County
1990

Universe=Households	RIVERBANK		STANISLAUS COUNTY	
Household Type	Number	% of Total	Number	% of Total
1 Person:	355	13.97%	24,894	19.86%
Male Householder	133	5.23%	9,852	7.86%
Female Householder	222	8.73%	15,042	12.00%
Family Households:	1,673	65.81%	74,478	59.40%
Married Couples w/Related Children	1,009	39.69%	40,504	32.31%
Married Couples w/o Related Children	664	26.12%	33,974	27.10%
Other Family Male Householder, No Wife Present:	123	4.84%	5,359	4.27%
With Related Children	74	2.91%	3,271	2.61%
No Related Children	49	1.93%	2,088	1.67%
Female Householder, No Husband Present:	302	11.88%	14,469	11.54%
With Related Children	218	8.58%	10,209	8.14%
No Related Children	84	3.30%	4,260	3.40%
NonFamily Households	89	3.50%	6,175	4.93%
Male Householder	59	2.32%	4,044	3.23%
Female Householder	30	1.18%	2,131	1.70%
TOTAL Households	2,542	100.00%	125,375	100.00%

Source: U.S. Bureau of the Census: 1980 and 1990 Summary Tape File 1

TABLE IV-13

HOUSEHOLD TYPE AND SIZE
City of Riverbank and Stanislaus County
1990

	RIVERBANK			STANISLAUS COUNTY		
	Number of Households	% of Household Type	% of All Households	Number of Households	% of Household Type	% of All Households
Family Households						
2 Persons	609	29.03%	23.96%	33,398	35.41%	26.64%
3 Persons	457	21.78%	17.98%	20,870	22.13%	16.65%
4 Persons	486	23.16%	19.12%	20,920	22.18%	16.69%
5 Persons	287	13.68%	11.29%	10,585	11.22%	8.44%
6 Persons	120	5.72%	4.72%	4,505	4.78%	3.59%
7 or More	139	6.63%	5.47%	4,028	4.27%	3.21%
Family Household Total	2,098	100.00%	82.53%	94,306	100.00%	75.22%
Persons Per Family Household*	3.72			3.45		
Persons Per Family	3.64			3.35		
Nonfamily Households						
1 Person	355	79.95%	13.97%	24,894	80.12%	19.86%
2 Persons	57	12.84%	2.24%	4,751	15.29%	3.79%
3 Persons	19	4.28%	.75%	891	2.87%	.71%
4 Persons	9	2.03%	.35%	349	1.12%	.28%
5 Persons	1	.23%	.04%	113	.36%	.09%
6 Persons	3	.68%	.12%	41	.13%	.03%
7 or More	0	.00%	.00%	30	.10%	.02%
Nonfamily Household Total	444	100.00%	17.47%	31,069	100.00%	24.78%
Persons Per Nonfamily Household	1.32			1.27		
HOUSEHOLD TOTAL	2,542		100.00%	125,375		[illegible]
Persons Per Household	3.30			2.91		

Source: Bureau of the Census: 1990 Summary Tape File 1
*Includes nonrelatives

TABLE IV-14

PERSONS IN OCCUPIED HOUSING UNITS
City of Riverbank
1980 and 1990

Persons in Unit	Total Occupied Housing Units	% of Total Occupied Housing Units	Owner Occupied Units	% of Total Owner Occupied Units	Renter Occupied Units	% of Total Renter Units
1980 CENSUS						
1 Person	332	18.73%	168	14.00%	164	28.62%
2 Persons	471	26.57%	326	27.17%	145	25.31%
3 Persons	303	17.09%	206	17.17%	97	16.93%
4 Persons	330	18.61%	245	20.42%	85	14.83%
5 Persons	158	8.91%	119	9.92%	39	6.81%
6 Or More Persons	179	10.10%	136	11.33%	43	7.50%
City Total	1,773	100.00%	1,200	100.00%	573	100.00%
Persons/Owner Unit	3.32					
Persons/Rental Unit	2.78					
Persons/Occupied Unit	3.14					
1990 CENSUS						
1 Person	355	13.97%	199	11.68%	156	18.62%
2 Persons	666	26.20%	501	29.40%	165	19.69%
3 Persons	476	18.73%	294	17.25%	182	21.72%
4 Persons	495	19.47%	315	18.49%	180	21.48%
5 Persons	288	11.33%	207	12.15%	81	9.67%
6 Or More Persons	262	10.31%	188	11.03%	74	8.83%
City Total	2542	100.00%	1704	100.00%	838	100.00%
Persons/Owner Unit	3.36					
Persons/Rental Unit	3.18					
Persons/Occupied Unit	3.30					

Source: U.S. Bureau of the Census: 1980 and 1990 Summary Tape File 1

TABLE IV-15

FARM LABOR AND MIGRANT HOUSING
Stanislaus County Housing Authority Inventory
1992

	NUMBER OF UNITS	% OF UNITS
FARM LABOR HOUSING		
Westley	85	22.61%
Westley: Mobile Homes/Trailers	20	5.32%
Ceres	104	27.66%
Modesto	91	24.20%
Patterson	79	20.21%
TOTAL	376	100.00%

TABLE IV-16

ASSUMED (1990-97) FARM WORKER HOUSING NEEDS
Stanislaus County Housing Authority Inventory
1992

STANISLAUS COUNTY AND CITIES

City	1990 Existing Housing Units (1)* Total Housing Units	Year-Round Housing Units	Seasonal (3) Housing Units	1990-97 Replacement Needs* "A" Year-Round (4) Housing Units	"B" Seasonal (5) Housing Units	Total (6) Construct. Needs
Ceres	103	103	0	1.6	0	74
Hughson	0	0	0	0	0	16
Modesto	91	91	0	1.4	0	244
Newman	0	0	0	0	0	27
Oakdale	0	0	0	0	0	23
Patterson	121	76	45	1.1	45	66
Riverbank	0	0	0	0	0	28
Turlock	0	0	0	0	0	115
Waterford	0	0	0	0	0	7
Unicorp	254 (2)	85	169	1.3	43	90
TOTAL	569	355	214	5.4	88	693 (7)

Current Year-Round Housing Needs = 600 Housing Units

(1) Stanislaus County Housing Authority, October 8, 1990.
(2) Empire @ 77 seasonal units, Westley @ 85 year-round and 92 seasonal units.
(3) Units available between May 1 and October 30.
(4) (Year-Round Housing Units) x (.002 annual removal rate) x (7.5 years).
(5) Housing Authority schedule for replacement.
(6) (Jurisdiction's 1990-97 Basic Construction Needs divided by 28,915) x 600 = Jurisdiction's share of the 600 need + "A" + "B" = Total Construction Needs.
(7) Total does not add due to rounding.

*Provision of these farm worker housing units is the responsibility of the Stanislaus County Housing Authority. Local agencies will assist the Housing Authority in meeting the farm worker housing need.

Source: Housing Needs Report, Stanislaus County and Cities, SAAG 1990-1997

Provisions which allows for the housing of farm workers include buildings and mobile homes. Permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with farming operation. Both mobile homes and farm labor camps provide important housing for seasonal or year-round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

According to the 1990 Regional Housing Needs Report developed by the Stanislaus County Area Association of Governments, a total construction of 28 units are needed for farmworkers within the City of Riverbank from 1990-97. This report states that the provision of "farmworker housing units is the responsibility of Stanislaus County Housing Authority" and, "Local agencies will assist the Housing Authority in meeting the farmworker housing needs."

N. Emergency Housing/Homeless

Some of the main causes of homelessness are the breakdown of the traditional social relationships, unemployment, shortage of low-income housing and the deinstitutionalization of the mentally ill. Table IV-17, Homeless Persons, identifies 99 homeless persons with the unincorporated areas of Stanislaus County and 344 in the incorporated cities. The 1990 census recorded zero "0" homeless persons in the City of Riverbank that they do not accept the 1990 Census report and mandated that the City conduct and verify that indeed no homeless person existed in the City limits of Riverbank. In order to comply with HCD's directive, the City of Riverbank Police Department conducted routine observations and reported that no homeless persons were within the City limits of Riverbank.

Source: City of Riverbank - Police Department Report to City Manager Dated January 1993.

TABLE IV-17
HOMELESS PERSON
Stanislaus County
Unincorporated and Incorporated Area

	Unincorporated Areas	Incorporated Areas Number
Emergency Shelters for Homeless	93	306
Visible in Street Locations	6	38
TOTAL	99	344

Source: Bureau of Census, 1990 Summary Tape File 1

No Homeless Persons were recorded during the 1990 Census for the City of Riverbank, (Refer to Table IV-11, Persons in Group Quarters, 1990) and subsequent observations by the City of Riverbank Police Department verified that no homeless were within the City limits.

O. Agencies Offering Emergency Housing Assistance

1. Salvation Army, Social Service Program - Under this program, renters assistance, energy bill assistance, as well as housing information and referral are provided to low-income families. Also, families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

2. Stanislaus County Housing Authority - The Stanislaus County Housing Authority is located at 1701 Robertson Road, Modesto. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County (with the exception of Riverbank, which has its own Housing Authority) for very-low and low-income families, including the elderly, handicapped and disabled families. The Authority also offers counseling for rent delinquency and mortgage delinquency at no charge, under license from the Housing and Urban Development Agency.

Table IV-18, Public Housing, Section 8 Housing, and Aftercare Houisng, shows the 1992 number of units for type of assisted housing.

In May 1991, the Housing Authority received a grant from HUD for $2.58 million, which will be used to acquire 30 three-bedroom rental units at locations scattered throughout the City of Modesto. The Housing Authority will retain ownership of the units which will be used to house 30 low-income families.

P. Persons Requiring Temporary Shelter (Homeless)

1. Emergency and Transitional Shelter Needs - The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter are families with children. The reason for this increase can be attributed to rising unemployment and the decline in affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways, and evicted tenants.

2. Agencies Providing Temporary Shelter - The following programs offer cash or vouchers to homeless individuals and families for securing temporary shelter:

   a. Community Temporary Shelter Service Coalition - Since 1981, the Community Temporary Shelter Service Coalition (CTSSC) has provided services for those seeking shelter. CTSSC provides temporary shelter to those with immediate need. CTSSC assists families with dependent children and the mentally ill homeless. Stay is temporary, in motels or shelters until more permanent shelter can be found. CTSSC contracts with the Stanislaus County Department of Social Services to find temporary shelter for the AFDC Homeless Assistance Program.

CTSSC receives block grant funding to find shelter for the Mentally ill Homeless Program. The Program is administered by the Stanislaus County Mental Health Department. The Program provides shelter for stays of three to seven days, based on need, and then many individuals are placed in board and care facilities. For the FY 90/91, this program provided 460 shelter nights with some stays up to seven nights.

b. AFDC Homeless Assistance Program (HAP)- This program provided temporary shelter for families who qualify for Aid to Families with Dependent Children and is administered by the Stanislaus County Department of Social Services. Benefits are paid for 21 days, with 28 days being the maximum for extenuation circumstances as defined by the Social Services Department.

For the FY 90/91, the AFDC Housing Assistance Program assisted 6,314 persons with temporary housing. Of that total, 5,226 persons were assisted with finding permanent shelter. Eighty percent of the households receiving assistance from this program are single parents with children and disabled parents with children, with an average of 2.8 persons per household. The other twenty percent are comprised of unemployed parents with children, with an average of 4.7 persons per household. Breakdowns of program participants by racial/ethnic group were unavailable.

TABLE IV-18
PUBLIC HOUSING, SECTION 8 HOUSING,
AND AFTERCARE HOUSING
Stanislaus County Housing Authority Inventory
1992

TYPE OF HOUSING	NUMBER OF UNITS
Public Housing	617
Section 8 Housing	2,781
Aftercare Housing	55
TOTAL	3,453

Source: Stanislaus County Housing Authority

In addition, the Stanislaus County Department of Social Services along with the Salvation Army, provides a variety of referrals and medical services to the homeless through the Stanislaus Homeless Health project.

Q. Agencies Providing Shelter and/or Services and/or Meals - The following facilities provide shelter and/or meals and services to the homeless population.

1. Adult Protective Services - This is a function of the County's Welfare Department and they provide information and act as a referral agency for those in need of help for emergency housing, money, food, mental problems, and alcoholism. Their primary function is to access a person's immediate problems, and link that person with the appropriate agency for further help.

2. County's General Hospital - This County facility provides, as mandated by law, the delivery of medical attention to indigent and those unable to pay for such services.

3. General Assistance/Aid to Families with Dependent Children - These two functions of the County's Welfare Department provide cash assistance to single individuals and families based on qualifying criteria. For those in need of emergency housing, they are placed either in motels or board and care homes until additional assistance can be obtained.

The above mentioned agencies are only some of the more recognized agencies dealing with the emergency housing/homeless issue. This is not an exhaustive matter. The problems are more acute in the winter than in the summer months. A number of people being assisted in this County are the pass through individuals with destinations in other counties or states. They may stop for food or shelter, then move on as evidenced by agency experience in the County. Many of the able bodied people never seek help and consequently are not reflected in reports on the homeless.

In summary, the matter of homeless and emergency housing are not major issue or problems in the City of Riverbank. In the rural areas, those who are considered strangers and anyone without shelter are usually reported to the Sheriff's Department. Those in need of help or anyone considered a nonresident, are referred to an appropriate agency for assistance. The rural area of the County does not provide amenities or have the resources to accommodate emergency housing and the homeless. All of those agencies are located in urban areas and, henceforth, referred there. Personnel in each of the above mentioned agencies concur that the problems are more urban than rural in nature; resources are available in urban settings; and for Stanislaus County, the problems are relatively minor in scope.

R. HOUSING NEEDS PROJECTIONS

1. Seven Year Projection of New Construction Needs - Projecting the need for housing unit construction to accommodate the expected growth in households is only one factor in determining the projected need for housing. The other major component of housing need is for replacement of units estimated to be lost for the forecast period through 1997. Losses in the housing stock occur through planned demolition, conversions to nonresidential uses, and unplanned losses from fire, floods, earthquakes and other natural phenomena. Table IV-19 estimates as assumed housing replacement need for Stanislaus County and incorporated cities. The City of Riverbank approximates a need for 49 units for the forecast period between 1990-1997.

2. Regional Housing Needs - Stanislaus County's housing policies like those of all localities, have regional as well as local implications. One provision of the Housing and Community Development Guidelines was to assign regional councils of governments the responsibility for preparing "fair share" housing plans, which allocate to each local jurisdiction within the defined region their responsibility for meeting housing needs.

   The State indicated that the distribution of the regional housing need shall be based on available data, and shall consider the following factors; (1) market demand for housing, (2) employment opportunities, (3) the availability of suitable sites and public facilities, (4) community patterns, (5) type and tenure of housing, and (6) housing needs of farm workers.

The Stanislaus Area Association of Governments (SAAG), provides this requested information in the Housing Needs Report, Volume III, adopted February 13, 1991. SAAG, Appendix E, in preparing the updated version, applied the methodology described in the Appendix of the report. Volume III of the Housing Needs Report addresses the region of Stanislaus County by assessing the housing needs for the following communities: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford.The particular housing needs of the unincorporated area, under Stanislaus County jurisdiction, are also quantified.

Projected for the years 1990-1997, the Housing Needs Report indicates an assumed increase in housing needs to be an estimated 1,350 units for the City of Riverbank. This number represents 4.6 percent of the countywide need (28,915 housing units). The City of Modesto, the largest future growth area of the County, has an estimated need of 11,688 units. Turlock, 5,555 units; Oakdale, 1,112 units; and Ceres, 3,619 units, follow Modesto as being the next largest projected growth area in the Stanislaus County region.

TABLE IV-19
BASIC CONSTRUCTION NEES
1990-1997

City	1990-1997 (1) Increase In Housing Needed	1990-1997 (2) Basic Replacement Needs	1990-1997 (3) Basic Construction Needs
Ceres	3,455	164	3,619
Hughson	747	22	769
Modesto	10,677	1,011	11,688
Newman	1,270	31	1,301
Oakdale	1,037	75	1,112
Patterson	916	48	964
Riverbank	1,301	49	1,350
Turlock	5,278	277	5,555
Waterford	327	24	351
Unicorp	1,663	543	2,206
TOTAL	26,671	2,244	28,915

Source: SAAG Housing Needs Report, Volume III Revised Edition

SAAG, in making its determinations of regional housing needs, is required to consider the housing needs of all income levels. The following **Table IV-20, 1990, Projected Housing Construction Needs by Income Category**, show the increase in available housing in 1997 could be distributed by income levels. These figures do not mandate that each community must construct units for each of the identified income categories. Instead, they are provided to indicate that, as available housing in the region increases, new households at various income levels will be in need of housing. Occupancy should be available for households at these income levels, but may be accommodated by existing housing stock or by new units to be constructed.

TABLE IV-20
1990 PROJECTED HOUSING CONSTRUCTION NEEDS BY INCOME CATEGORY

JURISDICTION	TOTAL PROJECTED NEED	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME
Modesto	11,688	2,805	1,987	2,455	4,441
Ceres	3,619	869	615	760	1,375
Hughson	769	185	131	161	292
Newman	1,301	312	221	273	494
Oakdale	1,112	267	189	233	423
Patterson	964	231	164	202	367
Riverbank	1,350	324	230	284	513
Turlock	5,555	1,333	944	1,167	2,111
Waterford	351	84	60	74	133
Unincorporated	2,206	529	375	463	388
TOTAL	28,915	6,939	4,916	6,072	10,897

Source: Table F-2, SAAG Housing Needs Report, Volume III, February 13, 1991.
*Includes 244 Farmworker Housing Units (Note: Table may not add due to rounding)

The Housing Needs Report further identifies the type of housing that will be needed in each city, as well as, in the unincorporated county in order that citizen choice in housing type can be met. Of the 1,350 housing units, 920 have been identified as single family detached, and 430 as multi-family attached. Refer to Appendix E - Table E-2.

The final addition to the assumed housing need through 1997 is the farm worker housing and replacement needs. SAAG approximates a need of 28 units for farm workers in the City of Riverbank. The number of units to be replaced due to demolitions, is approximately to be 49 dwellings. Farm worker housing and replacement of existing stock is discussed and quantified in further detail in Appendix E, Table G-1.

The provision of these farm worker housing units is the responsibility of the Stanislaus County Housing Authority. Local agencies will assist the Housing Authority in meeting the farm worker housing needs.

SECTION V

HOUSING PRODUCTION OPPORTUNITIES

HOUSING PRODUCTION OPPORTUNITIES

As required by State planning law (section 65583{3}), cities are required to complete:

> "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these cities."

In addition to this requirement, each city must demonstrate that the number of potential housing units meets the housing need determination provided by the Stanislaus Association Area Government (SAAG). The SAAG Housing Needs Determination report for 1990 projects a total need of 1,350 units for the City of Riverbank between 1990 and 1997, APPENDIX E, TABLE F-2, PAGE 17.

A. INVENTORY OF LAND

Appendix G, Land Use - Vacant Land Survey, tables and maps demonstrate that the City of Riverbank has met the 513 Above Moderate Income Unit count and has met the Moderate Income Unit count of 284 during the years of 1990, 1991, and 1992. The Building Department has reported a total single family unit count of 998 units.

The April 1992 Land Use Survey has identified a potential of 2, 507 units with the General Plan Designation of Low to Medium Density 0-12 units and 184 units with General Plan Designation 0-20 units per acre within the current City Limits, Refer to Table V-1 Summary Results of Residential Site Availability.

The Zoning Classification has identified potential residential unit count much lower than the General Plan.

TABLE V-2
SUMMARY RESULTS OF RESIDENTIAL SITE AVAILABILITY BY ZONE DISTRICT

R-1	R-2	R-3	PD's	Total
268	54	44	637	1,050

TABLE V-1

SUMMARY RESULTS OF RESIDENTIAL SITE AVAILABILITY									
ASSESSOR'S PARCEL MAP			GENERAL PLAN		ZONING FOR POTENTIAL UNITS				
udy Area	Book	Page	1	2	R-1	R-2	R-3	R-4	PD
)I \OI	SUBTOTAL ALL BOOKS		2,820 2,880 2,507	 280 184	 47 268	 54	 44	 	 637
)TAL			8,207	464	315	54	44		637
RAND TOTAL			8,207	464					1,050

PAOI Table V-3 Summary Residential by General Plan and Zone Districts has land availability to provide 2880 residential units within the 0 - 12 units per acre, 280 units within the range of 0 - 20 units per acre.

TABLE V-3 - PAOI SUMMARY RESIDENTIAL BY GENERAL PLAN AND 1992 ZONE DISTRICT

PAOI	GENERAL PLAN			R - 1
	0 -12 UNITS	0 -20 UNITS	ZONING	47
	2880	280		

The SOI has land availability to provide 2820 residential units with the land use designations of 0 - 12 units per acre.

It becomes clear through the review of the Land Use Survey, the General Plan Land Use Designations, and the Zoning classification that there is a lack of multi family zone districts to meet the long term need of affordable units.

Currently approved by the City but not constructed is a 40 unit multi family complex (PD 3 zone district) and a 27 unit senior housing complex (PD-27).

Currently under construction is a single family project know as Church Hill Downs of 154 units. Twenty units are targeted for very-low income units and 134 units are targeted for low and moderate income units.

Available sites which could be utilized as multi family sites are shown on Table V-4, Sites For Potential Multi-Family Units within the City Limits. Currently the sites have a lower zoning classification than the General Plan allows.

TABLE V-4

Sites For Potential Multi-Family Units
Within the City Limits

Assessor's Parcel Numbers	General Plan Land Use Designation	Existing Zoning	Potential Zoning	Existing Units Under Current Zoning	Potential Units Under Potential Zoning
74-05-41	1	R-1	R-2	1	5
74-06-07	1	R-1	R-2	1	57
74-06-08	1	R-1	R-2	1	126
-18-49	1	R-1	R-2	1	36

TABLE V-4

Sites For Potential Multi-Family Units
Within the City Limits

Assessor's Parcel Numbers	General Plan Land Use Designation	Existing Zoning	Potential Zoning	Existing Units Under Current Zoning	Potential Units Under Potential Zoning
74-20-30	1	R-1	R-2	1	23
74-21-01	1	R-1	R-2	1	21
74-21-02	1	R-1	R-2	1	101
75-11-14	1	R-1	R-2	1	58
75-11-20	1	R-1	R-2	1	207
75-11-42	1	R-1	R-2	1	96
75-11-43	1	R-1	R-2	1	80
75-19-02	1	R-1	R-2	1	12
75-19-03	1	R-1	R-2	1	12
75-19-05	1	R-1	R-2	1	12
75-20-13	1	R-1	R-2	1	21
75-20-15	1	R-1	R-2	1	14
75-30-01	1	R-1	R-2	1	14
75-31-34	1	R-1	R-2	1	28
75-31-35	1	R-1	R-2	1	21
75-39-01	1	R-1	R-2	1	34
132-17-19	2	R-1	R-3	1	33
132-36-03	1	R-2	R-2	1	18
132-46-15	1	R-1	R-2	1	12
132-47-76	2	R-2	R-3	54	90
TOTAL				78	1,093

able V-4 identifies those lands which could be rezoned to accommodate the Multi-family units which could be available as low-, very low-income units.

\G has identified that the City of Riverbank's fair share allocation of units is 230 low income units and 324 ow income units.

The City has already approved the opportunity for development of 40 multi family units for a Senior's project and 154 single family units subdivision for very low-, low-, and moderate income units, Church Hills Downs Subdivision. The City has approved over 1,000 all units between the period of 1990 and the end of 1992.

TABLE V-5 - SAAG'S ESTIMATE/CITY'S ESTIMATE FOR HOUSING 1990-1997

UNITS FOR 1990 - 1997				
	Above Moderate	Moderate	Low	Very Low
SAAG'S ESTIMATE	513	284	230	324
QUANTIFIED OBJECTIVE	1000	284	164	118

The State requirement to show the relationship of public services to available land is fulfilled by Table V-1 and V-4. Services are feasible to all of the land available for residential development within 20 years, in and outside of the current City boundaries. The proximity to existing infrastructure facilitates the extension of services to these areas.

B. SITES FOR THE DEVELOPMENT OF MOBILE HOMES/MANUFACTURED HOUSING, MOBILE HOME PARKS AND EMERGENCY SHELTERS.

1. Mobile Homes/Manufactured Housing

As required by law, the City allows the placement of mobile homes/manufactured housing on single family lots, provided they meet all requirements of the applicable zoning district. The City has approved some 167 mobilehome units between 1980 and 1990. The City has not received nor processed any requests for manufactured housing subdivisions.

2. Mobile Home Parks:

Mobile home parks provide an affordable alternative to housing, especially for senior citizens, as the investment only includes the up-front cost of buying the mobile homes and rental of the pad. In addition, this type of housing provides an alternative lifestyle suitable for the smaller family (retired couples, divorced, etc.). Mobile home Parks are permitted by a conditional use permit.

3. Emergency Shelters

Emergency shelters for 6 or fewer occupants are permitted by right in any residential district.

SECTION VI

HOUSING PRODUCTION CONSTRAINTS

VI. HOUSING PRODUCTION CONSTRAINTS

A. NON-GOVERNMENTAL HOUSING CONSTRAINTS

The ability to fulfill housing needs is greatly constrained by factors prevalent in the housing market. Non-governmental factors inhibiting the availability of housing include financing costs, land prices, and construction costs.

1. Financing Costs

Volatile mortgage interest rates kept homes out of reach for the majority of County residents and other citizens throughout the 1980's. This one factor had more influence on home ownership and construction than any other. Policies set at the federal level affecting interest rates, subsidies, material and wage costs, are cost factors which are little influenced by local policy, desire, or action.

Stanislaus County experienced a very high population increase from 1980 to 1990. Primarily, the discovery of San Joaquin Valley as an area affordable housing by San Francisco Bay Area commuters resulted in an increase in local values and almost all new housing stock was built for this income group. The new target housing market, Bay Area Commuters, could afford a higher down payment than "locals." The result of this influx and sometimes buying frenzy, caused the price of a single-family home to increase in value by 74%. Table VI-1, New and Existing Home Prices, reflects the average sale price for a single-family home from 1984 to 1990. Undeveloped land prices escalated from $10,000 per acre to $50,000 or more per acre.

The latter part of 1990 experienced a virtual shut down in all housing construction. Auction of new homes is a current marketing technique, occurring due to buyer reluctance in spite of low interest rates. In the early months of 1992, interest rates have dropped to as low as 7% and new home building and new home purchasing is slowly beginning to emerge in anticipation of some taxing incentives such as $5,000 deduction for down payment for first time buyers. When employment insecurities are resolved as the recession comes to an end, new housing production and movement of existing housing stock is anticipated to occur.

TABLE VI-1
NEW AND EXISTING HOME PURCHASE PRICES
BY AVERAGE PRICE, AND PERCENTAGE CHANGE
1984-1990

YEAR	AVERAGE HOME PURCHASE PRICES	ANNUAL % INCREASE
1984	$78,149	--
1985	$77,764	-0.5
1986	$84,166	8.2
1987	$91,797	9.1
1988	$99,541	8.9
1989	$119,703	19.9
1990	$135,569	13.3

Source: Modesto Association of Realtors, 1991

2. Construction Costs and Land Prices

Construction costs as reported by builders are up and increases in land values soared in the mid 1980's. As noted earlier, the vacant per acre land cost in 1980 was approximately $10,000. By the latter part of 1980 per acre land cost was $50,000 or more. Increases in building material prices can be attributed to the cyclical nature of the construction industry.

The supply outlook for all kinds of building material remains good. As the building industry recovers, shortages of various materials should not be encountered.

3. Housing Costs

The average California home has doubled, tripled and even quadrupled in value during the last ten years. In some areas, home prices have grown even faster. Today's housing prices are creating formidable barriers to homeownership. Table VI-2, Median Home Values and Rents, indicated a comparison of median priced homes in Stanislaus County.

TABLE VI-2
MEDIAN HOME VALUES AND RENTS
1990

Location	Median Home Value	Percent of County Medium	Median Rent	Percent of County Median
Ceres	$127,700	103%	$421	101%
Denair*	$101,900	82%	$417	100%
Hughson	$91,100	73%	$322	77%
Keyes*	$66,800	54%	$359	86%
Modesto	$130,700	105%	$448	107%
Newman	$91,300	73%	$300	72%
Oakdale	$108,900	88%	$395	95%
Patterson	$133,500	107%	$278	67%
Riverbank	$94,300	76%	$278	85%
Salida*	$135,500	107%	$356	67%
Turlock	$123,300	99%	$406	97%
Waterford	$90,700	73%	$374	90%
Stanislaus County	$124,300	100%	$417	100%

Source: 1990 Census
*Unincorporated Communities in Stanislaus County

The income needed to purchase a median priced home places it beyond the reach of most individuals. Affordable housing is by far a pressing problem, not only for the City of Riverbank, but for the areas in California as well. The rise of the "working poor" elicits the demand for more affordable housing, both rental and for purchase.

Today, in most cases, it takes two incomes just to pay the rent or mortgage. For instance, two full-time workers earning minimum wages barely earn enough to be able to afford the average median rent of $448. One person working full-time in Modesto, needs to earn $8.40 per hour to keep within the 30 percent affordability guidelines and be able to afford the average median rent ($448). Table VI-3 Comparison of Salaries and Rental/Mortgage Payments provides a comparison of monthly salary and mortgage payment or rent.

TABLE VI-3
COMPARISON OF SALARY RANGES
AND RENTAL/MORTGAGE

Occupation	Salary Hourly/Monthly Full-Time	Maximum Rent/Mortgage Payment	Maximum Home Loan Amount
Minimum Wage Wkr.	$4.25/$680	$227	$24,480
Retail Clerk (a)	$5.00/$800	$266	$28,800
General Office Clerk (a)	$6.60/$1,056	$352	$38,016
Shop Mechanic-entry (a)	$8.40/$1,344	$448	$48,384
Truck Driver (a)	$10.90/$1,744	$581	$62,784
Computer Operator (b)	$12.36/$1,978	$659	$71,208
Teacher (c)	$13.86/$2,222	$740	$80,025
Registered Nurse (d)	$15.75/$2,520	$840	$90,720
Police Officer (b)	$1,759/$2,814	$938	$101,304
Fire Fighter (b)	$18.25/$2,916	$972	$104,976

Sources:

(a) California Employment Development Department, July 1990
(b) City of Modesto Salary Schedule, July 1991
(c) Modesto City Schools, beginning (step 1) K-12 teacher salary, October 1991
(d) Doctors Medical Center, base salary, excluding night shift deferential

4. Consumer Expectation

Consumer preference may still be toward a detached single-family dwelling, but because of the various components interacting to drive the price of homes up, households are now more willing to accept alternatives to that lifestyle by accepting smaller lots, high densities, and innovative approaches to today's housing needs.

B. GOVERNMENT CONSTRAINTS

Constraints, often called "soft costs" are contributing to an increasingly large percent of the cost of affordable housing, as well as to the housing in general. Soft costs include requirements by local government which are often excessive when affordable housing is a communities goal. Some of the charges attributable to each house are:

- water and sewer connection fees;
- traffic control improvements;
- legal and consulting fees;
- interest (passed on to buyers) during up to 2 years wait for approvals;
- environmental studies;
- park fees;
- sidewalks;
- extra wide roads;
- inspection fees; and
- school fees

1. Building Codes and Enforcements

While minimum building codes enforced by State law are essential to the physical construction of safe and lasting housing, additional standards controlling the design or un-needed safety precautions may increase the cost of affordable housing. The City of Riverbank has modified its building code to the requirements specified by State Law.

2. On- and Off-site Improvements

Land improvements can be categorized as those designated to modify the existing parcel of land, an on-site improvement, or those to modify the exterior, or off-site areas. The City of Riverbank Public Works Department is responsible for reviewing all off-site improvements. Such public off-site improvements include curbs, gutters, sidewalks, pavement, adequate drainage and street lighting. These have been deemed necessary to maintain the public health, safety and welfare standards for a residential community. The City of Riverbank permits the use of rolled curbs which lessens the cost of driveway installation to lots at a later date. Site improvements are discussed in Appendix K, Processing Time of Various Development Applications.

3. Fees

While fees can contribute significantly to increased housing costs, Riverbank Planning Department has attempted to minimize these costs for the developer. Although the costs listed below still amount to a substantial sum, the City sets these fees actually below their costs to provide the service. Appendix L, Exactions and Processing Fees identify established fees.

The county has adopted a Public Facilities Fee for both unincorporated areas as well as incorporated areas. The public facilities fee are collected at building permit stage. This fee was deemed necessary in order that Stanislaus County could provide the needed services and facilities as a result of new growth. The Cit of Riverbank requires these fees to be paid prior to issuance of building permits.

The county and the cities have reached mutual agreement to cause collection of the appropriate public facilities fee at the building permit stage.

Pursuant to 1986 legislation (AB 2926) school districts can directly levy developer fees to defray the costs of accommodating new students. These fee currently are $1.59 per square foot for new residential construction. Beyond this legislation, school districts are attempting to gain full mitigation to school impacts at or during legislation actions by elected officials.

According to the State Department of Housing and Community Development, local jurisdictions throughout the state have tended to increase the burden of fees placed on new housing to finance infrastructure, primarily as a result of property tax reductions brought about by Proposition 13. The Department now assumes that fees comprise as much as 10% of the construction cost of a new home. Since most fees are levied on a per-unit basis, it is economically advantageous to a developer to build more expensive homes. The per-unit fees which add as much as $25,000 to a single home cost are significantly impacting lower cost units.

4. Processing and Permit Procedures

Expeditious processing and permit procedures can minimize development costs dramatically. Delays often occur in the approval process which translate into increased housing costs. The City of Riverbank follows differing processing procedures for various planning transactions. Amendments to the General Plan and zoning modifications must go before the Planning Commission and City Council for passage, averaging 60 to 120 days, since changes of this nature are only considered at three scheduled City Council meetings per year. Tentative maps for subdivision development are required to pass the Planning Commission, and need City Council approval. All other permits, variances, or transactions of this type must be presented before the Planning Commission for their final approval. When an environmental impact report is required, six months or more will be added to the processing period. Appendix K,

Processing Time of Various Development Applications provides typical time lines of various applications

C. TRENDS IN HOUSING PRODUCTION

The 1980's was a decade of rising prices and rising interest rates. The 1990's have ushered in a recession in the housing market which has reversed development trends. Developers concentrated on high cost housing in the 80's as buyers sold existing housing at windfall prices and bought in record numbers their "dream homes". In 1992 the trend is toward the entry level buyer. The uncertainties of the job market are the only constraining factors as interest rates have dropped to 6-8 percent.

The truly "affordable" house is not in production and will not be available in any numbers until some means can be implemented to decrease development costs, which can be as much as 25 percent of the cost of a single-family affordable home and additional State and Federal subsidies are provided.

SECTION VII

HOUSING DEVELOPMENT ELIGIBLE TO CHANGE TO NON-LOW INCOME UNITS

VII. HOUSING DEVELOPMENT ELIGIBLE TO CHANGE TO NON-LOW INCOME UNITS

A. State Requirement:

Section 65583 (a)(8) of the Government Code requires ananalysis of existing assisted rental housing developments that are eligible to change to non-low-income units during the next ten (10) year period due to termination of use restrictions. The required analysis includes project name and location, earliest possible date of conversion to non-low-income use, and the toal number of elderly and non-elderly units which cold be lost from the local low-income housing stock. The analysis shall also include an estimate of the total cost of producing new replcament housing units and an estimated cost of preserving the assisted housing development.

B. References Used:

The City of Riverbank Planning Department researched all appropriate resources which would likely list at-risk units. The result of this research found no at-risk units within the City of Riverbank.

Documents researched included:

1) California Debt Advisory Commission Annual Summary 1990, The Use of bond Proceeds;
2) Inventory of California FMHA Section 515, Projects Subject to Conversion at Owners Option, Listed by County and FMHA District as of April 1991;
3) California Housing Partnership Corporation, Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, 1991 Update-Northern California Counties;
4) Stanislaus County Housing Authority, Section 8, Lower-Income Rental Assistance Project-Based Programs:
    * New Construction
    * Substantial or Moderate Rehabilitation
    * Loan Management Set-Aside

SECTION VIII

EVALUATION OF 1985-1990

HOUSING ELEMENT

VIII. EVALUATION OF 1985-1990 HOUSING ELEMENT

This section evaluates the goals, objectives and implementation strategies of the 1985-1990 Housing Element.

1. Effectiveness of Programs

Stanislaus County has met and exceeded its Regional Fair Share 1985-1990 housing unit production goals. The County has also identified lands suitable for residential development.

Although, all previous programs were not implemented, it is clear that the City of Riverbank's housing strategy was successful.

2. Ability to Meet Quantified Objectives

The City of Riverbank met the majority of its objectives as detailed in subsection 4 below; however, not all objectives were met. The primary reasons for not meeting these objectives were lack of City financial resources and personnel limitations.

3. Adjustments to 1992-1997 Housing Element

The 1992-1997 Housing Element is based on a previously successful philosophical approach to providing housing for needly families. Sufficient land for housing opportunities is available, governmental restraints have been reduced, and cooperative efforts have been encouraged among governmental agencies (local, state, and federal) for profit and non-profit housing advocacy.

4. Housing Units Accomplishments 1985-1992

The City of Riverbank exceeded total housing units as identified by SAAG as its regional share. Table VIII-1, Housing Unit Accomplishments 1985-1992, summarized the City's accomplishments.

TABLE VIII-1
HOUSING UNIT ACCOMPLISHMENTS 1985-1992

a. New Units Provided	Projected 1985-1990	Accomplished by 1990
Completion of approved family mobile home parks	146 Units	167
Completion of condominiums with approved plans	132 Units	0
SHE expected number of homes to be completed in 1984	32 Units	0
Continued local assistance from SHE(estimate 10 single family homes/year)	50 Units	0
Completion of approved R-1 subdivisions	197 Units	894
Completion of approved R-2 subdivisions	284 Units	91
Total new units provided	841 Units	1,152

b. Units Rehabilitated		
Estimated at 3 units/year, it is hoped that greater participation in available programs can be generated in Riverbank through publicity and outreach programs.	15 Units	0

c. Units Conserved		
Estimated at 5 units/year. Through enforcement of building codes and nuisance ordinances, it is estimated that 5 units/year can be conserved.	25 Units	No Count

1,152

TOTAL NUMBER OF UNITS

Source: City of Riverbank Building Department

EVALUATION

GOAL I

To provide the opportunity for the construction of new low and moderate income housing units.

Objective 1A: The City of Riverbank was not successful in meeting the objective due to the lack of personnel and competition for the staff's resources.

Objective IB: The City of Riverbank updated its land use element in 1990 and has provided adquare lands for residential development.

Objective IC: The City of Riverbank was successful in implementing the use of P-D zoning for a series of residential developments. The success of the infill strategy is reflected in the land inventory shown in Appendix G.

The City of Riverbank exceeded its total regional housing needs during the 1985-1990 period.

GOAL II

To provide opportunities for the rehabilitation of deteriorating housing units or to construct room additions on homes of inadequate size, and to take direct action to assist in halting the decline of deteriorating neighborhoods.

Objective IIA: The City of Riverbank due to lack of personnel and other commitments of staff did not achieve this objective.

Objective IIB: The City of Riverbank did not apply for a CBDG Housing Rehabilitation Grant by 1985.

The City of Riverbank was successful in obtaining a 1990 Housing Rehabilitation Grant from HCD. The City has committed to rehabilitate 22 units with this grant.

Objective IIC: The City has been successful in the implementation of these objectives.

The City has increased its building inspection staff to ensure adequate inspections of new construction and rehabilitation efforts. Continued training of inspectors have been funded through the City's budget process.

The City continues to work closely with the Chamber of Commerce and local organizations to elimnate nuisances and to improve property maintenance.

GOAL III

To provide the opportunity for low and moderate-income households to obtain rental housing which is priced within their economic means.

Objective IIIA: The City completed both programs as identified.

Objective IIIB: The City of Riverbank and Riverbank Housing Authority caused 30 untis to be constructed in 1986.

The City of Riverbank encourages the Stanislaus Housing Authority to issue Section 8 Housing Certificates to residents.

Objective IIIC: The City of Riverbank, due to personnel limitation and staff commitments to other priorities, did not apply in 1988 for a CDBG for housing rehabilitation.

However, in 1990 the City did receive a CDBG for the rehabilitation of 22 units.

Objective IIID: The City of Riverbank posts notices and contacts for housing discrimination complaints.

GOAL IV

To provide and maintain essential public services for Riverbank residents at reasonable costs.

Objective IVA: No action was required.

GOAL V

To provide opportunities for the development of middle and upper-income housing in Riverbank to achieve a balance of all economic levels in residential development.

Objective VA: The City of Riverbank has maintained an adequate inventory of residential lands to meet its regional housing needs.

The City supports the annexation of lands within its sphere of influence where services can be extended.

The City of Riverbank exceeded its fair share housing requirements.

GOAL VI

To provide opportunity for handicapped persons to obtain single-family homes built to meet the needs of those confined to a wheelchair.

Objective VIA: The City of Riverbank did not amend its City Ordinances to require a percentage of handicapped accessible signle-family homes in new development.

SECTION IX

1992 - 1997

HOUSING GOALS

IX. HOUSING GOALS AND POLICIES

A. Anticipated Housing Accomplishments, 1990-1997

The City believes that the programs and objectives described in this section represent the maximum effort the City can make to accommodate housing for all income groups. Table IX-1 identifies anticipated summary of housing units completed between 1990-1997. In developing these quantified objectives, the City has considered:

* development costs for market-rate housing and how the City can reduce these costs, still provide necessary public services and facilities, and maintain a minimum acceptable standard of development quality;

* the zoning densities which are appropriate to accommodate very low-, low-income housing yet which are still sensitive to the City's environmental character and existing residential neighborhoods;

* available local financial and staff resources to implement the City's housing program (the City does not anticipate having sufficient funding to provide more than 1 staff positions to support the City's housing program and other community development programs);

* available state and federal sources of funding for affordable housing developments; and

* the ability the private sector to assist the City in implementing proposed housing programs. Riverbank does not anticipate that it will be financially feasible, given the incentives it can provide, to include affordable housing in every housing development. The housing program makes a conservative estimate, therefore, of the number of market rate and government-assisted housing units affordable to very low, low and moderate-income households that could be provided from the programs described above.

TABLE IX-1
SUMMARY OF CITY HOUSING OBJECTIVES

Share	City Objective	SAAG
New Construction	1990-1997	1990-1997
Very Low Income	118	324
Low-Income	164	230
Moderate Income	284	284
Above Moderate Income	1000	513
TOTAL	1566	1350
Rehabilitation	25	
Preservation of Existing	0	(At-risk units)
Affordable Housing	0	(mobilehomes)

B. INTRODUCTION

This section of the Housing Element contains the City's goals, policies, and proposed plan of actions to implement the City's housing program. The goals and policies reflect the needs identified previously in the Element. Each proposed implementation program contains a description of the intended action, an explanation of the agency responsible for administering the program, possible sources of funding (if applicable), the time frame during which the program would take effect, and anticipated results. Whenever possible, the anticipated results have been expressed in quantified terms.

Briefly stated, the Housing Goals, are:

* To plan for a sufficient number of dwelling units to meet the City's regional housing share as determined by SAAG within the confines of environmental considerations.

* To ensure an orderly approach to providing public services and facilities to meet the needs of new development.

* To address the affordable housing needs of very low-, low-, and moderate-income households and to encourage the private sector to develop housing affordable to these income groups.

* To conserve and improve the quality of Riverbank's existing housing stock and residential neighborhoods.

* To preserve existing affordable housing opportunities.

* To plan for a balanced community that provides housing, employment, commercial services, and recreational opportunities.

* To ensure that housing is available to all present and future residents on a non-discriminatory basis.

* To preserve historically and architecturally significant residences.

The philosophy underlying the proposed policies and programs is that the Riverbank's role in the development of housing is one of facilitator. The City can lay the planning ground work for housing construction, provide a favorable regulatory environment for housing, apply for financial assistance from state and federal agencies, and use the

limited amount of redevelopment housing set aside funds available to support affordable housing programs. The City can also actively seek out interested builders who are willing to work with the City on alternative housing developments that will promote affordability for low- and moderate-income households.
Whether or not appropriate amounts and types of housing are constructed, however, will depend primarily on the decisions of home builders and non-profit housing corporations. The City, itself, is not in the business of building housing.

In developing its proposed housing strategy, the City has decided not to pursue a mandatory inclusionary housing program, required land dedications for affordable housing, or required contributions to a housing trust fund in lieu of building affordable housing. The City's reasons are as follows:

* Given the reduced level of state and federal subsidies to support affordable housing development, the City does not want affordable housing units in an inclusionary program to be subsidized by higher prices/costs on market-rate units. This internal development subsidy could substantially affect the availability of housing affordable to moderate and middle-income households.

* The City does not want builders to offset the costs associated with land dedications or contributions to a housing trust funds by raising their prices on market-rate housing.

* Given the great variation in financial, environmental, and locational considerations among residential development proposals, the City does not believe it is appropriate or desirable to require a fixed percentage of affordable housing in all new residential developments.

* The City believes that, in the long run, it can achieve a reasonable balance between the needs of its very low-, low-, and moderate-income residents and the ability and willingness of the private market to respond to those needs through voluntary approaches.

For a full discussion of the advantages and disadvantages of voluntary versus mandatory approaches to providing affordable housing, see the Appendix H, "SUMMARY OF APPROACHES TO AFFORDABLE HOUSING REQUIREMENTS FOR NEW DEVELOPMENT".

C. GOALS:

GOAL 1.0: TO PROVIDE FOR THE CITY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS

POLICIES

Policy 1.01. Maintain sufficient land zoned at a range of residential densities to accommodate the City's regional share of housing.

Policy 1.02. Identify sites that are suitable for multifamily housing and residential redevelopment.

Policy 1.03. To encourage home builders to use multifamily-designated land for the highest allowed density housing consistent with the City's low- and moderate-income housing needs.

PROGRAMS

PROGRAM 1.01: Provide Adequate Sites for Housing, in Particular Rental Housing

Description. The City contains approximately 183 undeveloped and under utilized acres of land designated for single-family residential use and approximately 34 acres of undeveloped and under utilized land for multifamily residential use (excluding approved development projects and projects presently under construction). Of the 1350 dwelling units allocated to Riverbank between 1990 and 1997 under the SAAG regional housing plan, 1024 units were approved by permit and completed between 1990 and 1992 (see Table IX-2, Units Approved January 1990 to 1992). For the remaining 5.5 years covered by the SAAG plan (January 1990 to June 30 1997, Table 1X-3) the City would need to accommodate 237 very low-income dwelling units, 204 low-income dwelling units, zero moderate-income dwelling units, and zero above moderate-income dwelling units to meet 100% of its SAAG share for all income categories. The combination of development projects approved but not yet under construction, units under construction but not yet completed, and remaining vacant land with no approved development projects is more than adequate to accommodate the City's remaining share of housing for each income group (See Chapter V - Housing Production Opportunity)

The City believes that its General Plan densities are sufficient. It is evident that lands are in need to be rezoned, in combination with density bonuses, to provide adequate densities for housing for all income groups. However, adequate zoning densities will not, by themselves, guarantee the economic feasibility of producing affordable housing. There may be financial constraints that would prohibit home builders from being able to address the needs of very low-, low-, and moderate-income households,

even with the residential densities permitted by the City. For example, the ability of the private sector to provide housing affordable to these groups could be substantially affected by interest rates, federal tax-policies and lack incentives for very low and lower income housing, the availability of state and federal housing development and operation subsidies, and housing development costs. With the exception of housing development fee permitting costs, the City has no control over these other factors that affect the ability of home builders to deliver housing affordable to very low-, low-, and moderate-income households.

The City can affect housing development costs, in part, through its zoning policies, its development permit procedures, its subdivision and development standards, its requirements for public services and facilities for new development, and the methods it adopts to finance those services and facilities. These aspects of the City's influence on development costs were discussed in Chapter IV, Housing Constraints.

The City will continue its planning programs to accommodate new housing development as expeditiously as possible. Given the financial constraints discussed above over which the City has no control, and little ability to mitigate, it is unlikely that 100% of the needs of lower-income households can be met, even with a concerted effort by the City to work with for-profit and non-profit housing developers to use a number of techniques to supply affordable housing. The City's quantified objectives for very low-, low-, and moderate-income housing are discussed in the following section.

Administration/Funding. Community Development Department and City Council.

Time Frame. Current and ongoing.

Expected Results. Periodic refinement of City's land use regulations to reflect changes in housing need; continued approval of housing to accommodate regional share. City's anticipated housing achievement by 1997.

SAAG'S REGIONAL FAIR SHARE ALLOCATION	ABOVE MODERATE	MODERATE	LOW	VERY LOW	REHAB	CONSERVATION
	513	284	230	324	0	0
CITY OF RIVERBANK ANTICIPATED HOUSING [illegible] ECTION	1000	284	164	118	25	25

TABLE IX-2
HOUSING UNITS COMPLETED
1990-1992

HOUSING UNITS COMPLETED 1990-1992			
	1990	1991	1992
Single Family Detached	225	353	420
2-4 Units, Attached *[LOW INCOME UNITS]	18	0	0
SUBTOTAL	243	353	428
Demolished	3	1	0
TOTAL UNITS ADDED	240	352	428

Source: Department of Finance Preliminary Reporting.

* ASSUMED TO BE LOW INCOME RENTAL UNITS

TABLE IX 3
REGIONAL HOUSING UNITS SAAG

		ABOVE MODERATE	MODERATE	LOW	VERY LOW
SAAG	1990 TO 6/1997	513	284	230	324
CITY'S ACTIVITY BUILDING PERMIT DATA	1990	220	25	18	0
	1991	200	153	0	0
	1992	314	106	8	0
	1993				
	1994				
	1995				
	1996				
	1997				
	20 UNITS SENIOR CITIZENS PROJECT 40 UNIT MULTI FAMILY PROJECT 154 S.F. FARMERS HOME PROJECT				
	FAIR SHARE HOUSING NEEDED		4	204	237

PROGRAM 1.02: Development of Sites for Multifamily Housing

Description. One of the most critical needs in the City is for affordable multifamily rental housing and large family housing, especially for low-income families. Nearly 41% of the City's remaining housing needs between 1990 and 1997, according to the SAAG housing allocation plan, is for housing affordable to low-income households. The City should make the most effective use of these sites it has designated for multifamily use to promote the construction of housing affordable to very low-, low-, and moderate-income households.

Although the City cannot control the market conditions conducive to the production of multifamily housing, the City can, through its General Plan policies and development permit procedures, ensure that land designated for multifamily use is not prematurely committed to single family development and that the total development potential for affordable housing is maintained. Should a developer propose single family housing on multifamily-designated land, the City will do one of the following to mitigate the loss of that land for potential use for housing affordable to low- and moderate-income households:

* Determine whether there is sufficient remaining multifamily-zoned land to meet the City's low- and moderate-income housing needs and, if so, allow the project for single family use; or

* Find that the project will have negative implications for the supply of land for affordable housing, and request the project proponent to include affordable housing in the development plan; or

* Find that the project will have negative implications for the supply of land for affordable housing, and request the project proponent to work with the City in developing affordable housing on another site; or

* Instigate a rezone to multifamily use of undeveloped single family-zoned land elsewhere in the City to offset the loss of multifamily land; or

* Seek to ensure that developers of other multifamily-zoned sites submit proposals with densities that are closer to the maximum allowed under the General Plan to assure that the total number of potentially affordable multifamily units to be developed can be maintained.

Multifamily rental housing does not typically provide dwelling units for large families, so the City will encourage that a percentage of new multifamily dwelling units contain three and four bedrooms. The City will require the provision of three- and four-bedroom units in family housing projects that it participates in through state and federal funding. As part of the multifamily housing strategy, the City will require that projects in which participates address the needs of low-income families whose workers are employed in agriculture.

Administration/Funding. The Planning Department will carry out this program as part of its on-going planning activities.

Time Frame. July 1992 to June 1997.

Expected Results. Private Sector Opportunity for development of 441 units of multifamily housing, including rental apartments, townhouses, and condominiums. Refer to Tables III-5, III-7, Table IX-1, and IX-3.

PROGRAM 1.03: Provision of Public Services

Description. The City will continue to plan for and develop financing plans to finance the provision of public services and facilities that are needed to serve new residential development. These include streets, intersection, water and sewer facilities, additional water allocations, drainage facilities, emergency services, educational services and facilities, recreational services and facilities, and general municipal governmental services.

The City has employed, and will continue to employ a number of methods for identifying needed services and facilities. These include the preparation of specific plans to govern the development of large areas of land designated for a mixture of uses, the preparation of financing plans to accompany to public facilities and service components of specific plans, the preparation and periodic updating of a city-wide Capital Improvements Plan. In establishing minimum standards for public services and facilities, the City will seek to balance the need for assuring that residents of new development enjoy a high quality of public services and facilities with the need to mitigate the cost-effects of public service and facility requirements on the ability of home builders to provide affordable housing.

To finance needed services and facilities, the City will seek to reduce the up-front housing costs impacts as much as possible by charging development fees only for the cost those services and facilities which must in place prior to, or shortly after, the completion of a development and for which long-term financing options are unavailable. Whenever possible, the City will seek financing solutions that allow costs to be stretched over a period of ten or more years. Among the long-term financing options are the creation of special assessment districts with the power to issue bonds that would be repaid by annual assessments levied on properties in the district based on the level of benefit received from the services and facilities.

ADMINISTRATION /FUNDING: Public Works, Planning and City Manager - General Fund and Fees.

TIME FRAME: 1990 to June 1997

EXPECTED RESULTS: Continual review of the City's Policies and standards for development and associated fees.

PROGRAM 1.04: Sites for Special Group Housing

Description. There are a number of special population groups which the State has identified as in need of a residential living environment for their proper physical and mental fulfillment. These groups include mobility, developmentally, and mentally impaired individuals; elderly residents in need of 24-hour care; persons with mental illnesses; and individuals recovering from substance abuse. Group homes of six or fewer individuals serving these and other special population groups will be allowed as a residential use in any residential zone in the City.

Administration/Funding. The Community Development Department will review applications for such homes as part of its development permit processing responsibility.

Time Frame. July 1992 to June 1997, and on-going.

Expected Results. No quantifiable estimate is available, as the number of individuals benefitted will depend on the interest by public agencies or non-profit groups operating such facilities. In

qualitative terms, a more enriched living environment will be provided to these special population groups.

PROGRAM 1.05: HOUSING FOR OLDER ADULTS

Description: The City currently allows housing development which is specifically designed for the lifestyle, physical, and medical needs of older adults in multifamily zones. There is a need for additional housing to meet the needs of this age group, particularly those who are low-income. The number of City residents most likely to need special housing accommodations because of age-related physical and economic conditions has nearly doubled since 1980 and is projected to increase further during the 1990s. The City will cooperate with non-profit and for-profit housing developers who propose to construct housing for older adults by providing assistance in applying for governmental funding and offering density bonuses and other local incentives (see affordable housing programs under Goal Two).

Administration/Funding. The Community Development Department will be responsible for project review and consistency with development standards.

Time Frame. July 1992 to June 1997.

Expected Results. Approval of 20 to 100 units senior citizen development.

PROGRAM 1.06: Housing for Single Parents With Children

Description. Single parents with children have difficulty in arranging child care that is conveniently located with respect to work and their place of residence. Single mothers, in particular, have the greatest difficulty in affording housing and child care because the majority of single mother are low-income (this group also has the highest incidence of impoverishment). In its participation in housing programs, the City will investigate state and federal programs, and activities by non-profit housing sponsors, that can meet address the affordable housing requirements of single mothers as well as their child care needs. This program included two specific actions:

* Encouragement of development proposals that integrate affordable housing and child care services.

* Review of the City's zoning code to ensure that City requirements do not overly restrict the location of child care services.

Administration/Funding. The Community Development Department would be responsible for zoning code and development review. The City would be responsible for seeking governmental funding and developer commitments for affordable housing projects which include child care services.

Time Frame. Identify funding sources, seek interested non-profit or for-profit developers, and review zoning code by July 1994. Adopt any zoning code changes to facilitate the location of child care service in 1994. Cooperate in the development of one or more projects which integrate affordable housing and child care services between 1993 and 1996.

Expected Results. Increase in affordable housing and child care services and options for single mothers.

GOAL 2.0: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING

POLICIES

Policy 2.01. The City will make use of state and federal programs for which it would be the applicant, and work with non-profit and for-profit developers to make use of those programs for which the developer must be the applicant. Specific programs which the City will use, funding permitting, are: Community Development Block Grant Program, California Rental Housing Construction Program, California Housing Rehabilitation Program (CHRP) for owner- occupants and investors, and Housing and Urban Development programs to finance very low-, low-, and moderate-income housing, and state and federal programs aimed at providing housing and related services to homeless individuals.

Policy 2.02. The City will also investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide very low, low-interest financing for affordable housing.

Policy 2.03. The City will provide density bonuses to home builders proposing to include a minimum specified percentage of very low-, low-, and moderate-income dwelling units within residential developments.

Policy 2.04. The City will work with non-profit organizations, to identify potential projects and sources of funding to develop very low-, low-, and moderate-income housing.

Policy 2.05. The City will identify and pursue the use of surplus government property for the construction of housing affordable to low- and moderate-income households.

Policy 2.06. The City will develop a plan for the use redevelopment tax increment funds set-aside for the construction and rehabilitation of housing for very low-, low-, and moderate-income households.

PROGRAMS

PROGRAM 2.01: Density Bonuses and Other Incentives

Description. Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to very low, low- and moderate-income households. Examples of incentives are financial contributions to development costs, development permit or fee waivers or reductions, expedited permit processing, allowance of cost-saving alternative

development standards, application on a developer's behalf for state or federal subsidies, and the issuance of tax-exempt bonds for provide low-cost financing.

The City will offer one or more the following incentives to projects meeting the above criteria:

* fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units,

* priority permit processing,

* low-interest financing (if available as a result of a successful tax exempt bond issue),

* a contribution from the City's redevelopment fund consistent with a plan for the use of such funding,

* the use of alterative subdivision standards that will result in cost savings to be passed on to the occupants of a new development, provided such alternative standards can achieve City a similar level of design and service performance as standard subdivision requirements, or

* the enlisting of financing from private lenders under the community reinvestment act.

Affordable density bonus units granted under this program must contain affordable guarantees. The City will adopt an ordinance setting forth affordability requirements for density bonus units.

Administration/Funding. The Community Development Department will implement the provisions of this program as part of its planning and development permit processing responsibilities. Financial and regulatory incentives will be approved by the City Council and the Redevelopment Agency on a case-by-case basis.

Time Frame. Approve density bonuses on an on-going basis. Adopt density bonus policy by July 1994.

Expected Results. Development of 0 moderate-income, 2 low-income, and 1 very low-income density bonus units. Units to be provided in conjunction with other programs that provide financial incentives or subsidies for affordable housing.

PROGRAM 2.02: Pursue Funding Under State and Federal Programs

Description. There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low- and moderate-income housing, although funding levels have decreased substantially over the past decade. Certain programs require an application and participation by a local public agency; other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.

Riverbank will provide assistance to non-profit and private housing developers to make use of other programs which require their application and participation. The use of the programs listed

below is predicated upon reaching agreements with interested non-profit or private developers to construct low- and/or moderate-income housing.

Programs which the City or the Redevelopment Agency will pursue directly are:

* State Predevelopment Loan Program
* State Rental Housing Construction Program
* Development Assistance Program
* Community Development Block Grant Program
* Federal loan guarantees for senior and handicapped housing developments
* Federal loan guarantees for low-income family housing developments
* HOME program (a new federal program)

These are the most readily available programs at the present time. Should the City identify other state or federal programs for which it is eligible, these other sources of funds will be considered as well.

There are a number of other programs which provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors. Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, the U. S. Department of Housing and Urban Development, and the U. S. Farmers Home Administration. Included in these programs are:

* Technical assistance grants for project feasibility and development

* Subsidies for shared housing for seniors, congregate housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups

* Mobilehome park purchase and rehabilitation

* Project loans and loan insurance

* Federal funds for the acquisition, conversion, rehabilitation, or construction of publicly owned or managed housing (funding is extremely limited)

The City will solicit interested non-profit and private developers to make use of these other programs. The City will also provide local assistance in preparing funding applications, grant density bonuses, and apply for complementary programs that can help reduce land or site development costs for such projects.

Administration/Funding. The Community Development Department and the Redevelopment Agency will coordinate their efforts to make use of available state and federal programs, and to solicit participation by non-profit and private developers. The City will also cooperate with the Riverbank Housing Authority for identifying suitable sites in Riverbank for at least one small, scattered- site public housing development should additional funding be available from the federal government.

Time Frame. July 1993 and on-going.

Expected Results. Provision of 20 very-low income dwelling units, 134 lower-income dwelling units, and moderate-income dwelling units. These objectives are based on the following assumptions:

* That the City can successfully apply for state or federal funding (HCD or HUD) for two rental housing development projects that will include at least 10% of the dwelling units affordable to very low-income households, at least 25% of the units affordable to low-income households, and at least 25% of the units affordable to moderate-income households.

* That the City will be successful in soliciting participation by developers in at least four CHFA-financed development projects (two ownership and two multifamily rental) in which a percentage of the units will be affordable to very low-, low-, and moderate-income households.

* That the City will be successful in working with a non-profit housing developer to develop at least two small scattered-site rental housing projects for low- and moderate-income households.

* That the City will be able to "piggy-back" financial incentives under its density bonus program and to provide financial assistance under its redevelopment tax increment set-aside plan.

PROGRAM 2.03: Tax-Exempt Bond Financing

Description. Public agencies can issue revenue bonds, the interest on which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest rate than would otherwise be available to the borrower. Housing financed through tax-exempt bonds can be of two types:

* Ownership housing, typically single-family homes, in which income qualified first-time home buyers receive a discounted mortgage interest rate.

* Multifamily rental housing, in which the project owner receives below-market interest rate financing in exchange for reserving a specified percentage of dwelling units for low- and/or moderate-income households.

To use this program, a public agency must first locate an interested developer, apply for and receive an allocation from the State Mortgage Revenue Bond Allocation Committee, and locate a bond underwriter to assist in the issuance of the bonds. The process typically takes one year to 18 months from the initial application to the availability of funds for project development/financing.

The City will pursue applications for the authority to issue a tax-exempt bond. In the event the City determines that it would be infeasible to issue bonds, it will pursue the alternative option

of mortgage credit certificates, which may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, which have the equivalent effect of low interest rate financing. One requirement of the program is that the applicant make a deposit of 1/2 of one percent of the bond allocation being requested.

The City will seek an interested developer to take advantage of the mortgage revenue bond program and explore the cost and feasibility of issuing tax-exempt bonds. Because the size of a likely project would be small, it may not be financially feasible for the City to issue tax exempt bonds individually. In such a case, the City would look for one or more other interested public agencies to form a joint powers authority to issue bonds jointly.

Administration/Funding. The Community Development Department would work with the Riverbank Redevelopment Agency in applying for a bond allocation. The Community Development Department would take the lead in locating an interested developer. The City Administrator and City Attorney would take the lead in setting up necessary legal mechanisms to issue and administer the bonds. Funding for the required deposit would have to be provided by the developer, and administrative costs of issuing the bonds could be covered through arbitrage (the difference between the interest rate paid to bond holders and the interest rate charged to the developer or home buyers).

Time Frame. Determine feasibility and locate interested developer for potential bond issues in 1994 and 1996. Develop affordable housing projects in 1996 and 1997.

Expected Results. Finance at least one project with tax-exempt bonds, or provide mortgage credit certificates for borrowers in at least one project. The City will specify a minimum percentage of dwelling units to be affordable to low- and/or moderate-income households. Objective is for 25 very low-income, and 75 low-income, and 50 moderate-income housing units.

PROGRAM 2.04: Community Reinvestment Act

Description. The Community Reinvestment Act directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including low- and moderate-income needs. Federal agencies are supposed to evaluate compliance with the intent of this act when reviewing applications by financial institutions for charters, new branches, mergers, relocations, and other regulated transactions. Until recently, the provisions of this act were not widely implemented.

Riverbank will identify financial institutions operating in the City that fall under the requirements of this act and request that these institutions develop specific programs for providing financing for very low-, low-, and moderate-income housing in the incorporated area.

Administration/Funding. The Community Development Department will be responsible for assisting public agencies, non-profit organizations, and private developers seeking commitments from financial institutions willing to assist in the financing of affordable housing projects.

Time Frame. January 1, 1993 and ongoing.

Expected Results. Financing of one or more affordable housing project(s) at favorable terms.

PROGRAM 2.05: Permit and Development Fee Reductions

Description. Development and building permit fees represent a minor portion of the cost of housing. The City will decide, on a case-by-case basis, to waive or reduce fees for affordable housing projects. This decision will be based, in part, on the availability of alternatives means of financing the services or facilities for which the fees are being charged, and the ability of the City to absorb the revenue loss from fee waivers or reductions. The City will also request waivers or reductions from other agencies which have independent authority to charge fees.

Administration/Funding. The Community Development Department will recommend to the City Council fee waivers or reductions on a case-by-case basis. The Council will be responsible for approving fee waivers or reductions for those fees over which it has jurisdiction.

Time Frame. On going, and reviewed on a case by case basis.

Expected Results: Cost savings for affordable housing projects.

PROGRAM 2.06: Second Units in Single Family Neighborhoods.

Description. The City will permit second units in single family neighborhoods according to the requirements of state law. The City will continue to implement its current second units ordinance. This program is designed to allow additional affordable housing opportunities in neighborhoods in which lot and dwelling unit sizes are sufficiently large to permit the creation of small second unit. City standards for the location and design of such units will ensure that homes with second units are not readily distinguishable from other homes in a single family neighborhood.

Administration/Funding. Community Development Department and Building Department to review applications and ensure compliance with City standards.

Time Frame. Current and on-going program.

Expected Results. Creation of 10 dwelling units, 2 affordable to very low- and 8 affordable to low-income households.

GOAL 3.0: IMPROVE/CONSERVE THE EXISTING SUPPLY OF HOUSING

POLICIES

Policy 3.01: Provide property owners with assistance to inspect and identify code violations in residential buildings.

Policy 3.02: Continue to apply for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time.

Policy 3.03: Require the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat.

Policy 3.04: Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the City shall seek to avoid the displacement of low-income households.

Policy 3.05: Periodically survey housing conditions to maintain a current data base on housing repair needs.

Policy 3.06: Allocate a portion of the City's redevelopment tax increment set-aside funds for preserving substandard housing occupied by lower-income households.

PROGRAMS

PROGRAM 3.01: Inspection Program.

Description. The City of Riverbank will, on a request basis, arrange for an inspection of residential properties building code violations which should be corrected. A more comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service.

Administration/Funding. The Building Department will administer the code inspection program, to be funded from inspection fees.

Time Frame. July 1992 to June 1997.

Anticipated Results. Depends on the number inspection requested.

PROGRAM 3.02: Code Enforcement and Abatement

Description. The City will identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed. This action would be taken only in the most extreme cases in which the owner of the dwelling units

is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.

Administration/Funding. The Building Department will enforce code requirements and order unsafe units to be vacated (and demolished, if necessary).

Time Frame. July 1992 to June 1997.

Anticipated Results. Repair of dwelling units which are feasible to rehabilitate and removal of dwelling units, if any, which may be infeasible to repair.

PROGRAM 3.03: Rehabilitation of Substandard Dwelling Units

Description: The City has identified 1362 dwelling units in need of immediate rehabilitation based on the exterior deterioration of these units. (March 1990 Housing Condition Survey)

Most of these substandard dwelling units are occupied by low-income households. Most low-income owner-occupants lack sufficient financial resources to obtain private funding for home repairs. Owners of rental units occupied by low-income households often cannot financially support repairs to dwelling units from the rents they can charge.

To encourage private rehabilitation efforts, the City will apply for and/or assist eligible households in applying for various private, state and federal sources of funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. The City will also allocate a portion of its redevelopment tax increment funds for housing rehabilitation.

Administration/Funding. The City will apply frequently as allowed and as demand for rehabilitation required, for funding under the Community Development Block Grant Program, and the California Housing Rehabilitation Program. In addition, the Agency will provide information to, and assist owners of, rental properties in applying for funding under the California Housing Rehabilitation Program, from the California Housing Finance Agency, and from the U. S. Department of Housing and Urban Development.

In some cases, several of the above-mentioned programs will be combined to undertake home repairs. Owners of rental properties who are assisted in financing the rehabilitation of their dwelling units will be required to rent the units to low-income households and to sign a rent limitation agreement.

Time Frame. Current and on-going program.

Expected Results. Rehabilitate 25 dwelling units between 1992 and 1997. (Based upon 3 grants being received and rehabilitation of up to 10 units per year).

PROGRAM 3.04: Relocation Assistance

Description. The City of Riverbank will seek funding to pay for the relocation expenses of low-income residents displaced as a result of the condemnation or required vacation of dwelling units due to code violations. The City will require that displaced residents be given the right of first refusal to return to the dwelling units upon their repair.

Administration/Funding. The Building Department will administer this program as funds permit.

Time Frame. Implement 1992 and ongoing.

Expected Results. Provide relocation assistance to the estimated households displaced by the code enforcement and abatement program.

PROGRAM 3.05: Housing Demolition Mitigation

Description. The City will follow the requirements of state law regarding the demolition or conversion of dwelling units occupied by lower-income households in the City's redevelopment area. State law requires that all dwelling units occupied by lower-income households which are demolished or converted in a redevelopment area be replaced, and 75% of the replacement units must be available at comparable cost to the units removed. At the present time, the City has not identified any specific dwelling units to be demolished or converted.

Administration/Funding. The Redevelopment Agency is responsible for implementing the requirements of state law.

Time Frame. Ongoing program.

Expected Results. Provision of replacement dwelling units within the redevelopment area. At present, no dwelling units have been demolished in the City's redevelopment area nor any there any plans for the demolition of dwelling units.

PROGRAM 3.06: Maintenance of Housing Condition Data Base

Description. The City will maintain current information on the condition of dwelling units in the City by periodically updating its housing conditions data base. Approximately every 2-3 years, the City will resurvey housing conditions to ensure the currency of its housing conditions information.

Administration/Funding. The Community Development Department will direct these surveys.

Time Frame. Conduct surveys in 1994 and 1996.

Expected Results. One survey update to be completed in 1994 and one survey update in 1996.

PROGRAM 3.07: Zoning Flexibility For Housing Rehabilitation.

Description. Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a consequence, some of these dwelling units are non-conforming as to lot size, set-backs, yard requirement, location, and other zoning requirements. To avoid discouraging rehabilitation efforts, the City will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety.

Administration/Funding. The Community Development Department will determine the zoning status of dwelling units to be rehabilitated based on inspection information provided by the Building Department. The staff time required for the determination of zoning status will be included in any permit fees, except that the City may waive any extra charges for low-income households.

Time Frame. Current and on-going.

Expected Results. Zoning status to be determined for properties rehabilitated under Programs One through Four.

PROGRAM 3.08: Preservation of Subsidized Housing Units.

Description. There are zero federally subsidized (no state or local) rental housing developments whose owners could prepay their federal loans and convert their units to market-rate housing between 1990 and 1997.

Administration/Funding. None required.

Time Frame. Not applicable.

Estimated Results. Not applicable.

PROGRAM 3.09: Manufactured Housing on Single Family Lots

Description. The City will allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing, according to the requirements of state law.

Administration/Funding. Community Development Department and Building Department will process applications.

Time Frame. Current and ongoing.

Expected Results. Increase in opportunities for manufactured housing constructed to HUD code as a lower-cost alternative to site built housing. It is anticipated that not more than 10 applications will be received for manufactured housing.

PROGRAM 3.10: Preservation of Mobilehome Parks.

Description. The City will seek to preserve mobilehomes in mobilehome parks which have the potential to provide sound housing. There are 170 units mobilehomes in mobilehome parks in Riverbank. The specific number of mobilehomes constructed prior to 1974 HUD standards have not been determined by the City. Low-income residents in these mobilehomes should be provided relocation assistance according to the provisions of Program 3.04. The City should not, however, seek to preserve those mobilehomes which do not have the potential to provide safe and sound housing.

Administration/Funding. Community Development Department to identify dilapidated mobilehomes with the assistance of the Building Department. Redevelopment Agency to provide relocation assistance.

Time Frame. Undertake relocation of low-income residents residing in dilapidated mobilehomes beginning in 1993 and ending in 1995.

Expected Results. Relocate approximately 0 households. Preserve 170 mobilehomes within five (5) existing mobilehome parks.

PROGRAM 3.11: Homeless Services

Description. The City of Riverbank will continue to cooperate with non-profit homeless shelter providers and meet the needs of individuals and families without permanent housing. At present, there is no identified need for a permanent homeless or transitional housing facility in the City. Should such a need arise in the future, the City would identify appropriate locations for homeless or transitional housing facilities according to the City's zoning code.

Administration/Funding. The Community Development Department will be responsible for reviewing compliance with City zoning requirements.

Time Frame. Timeframe for homeless or transitional housing facility depends on the timing of proposals presented to the City.

Expected Results. Increased capacity to serve homeless persons and creation of housing opportunities to return homeless persons to permanent housing

GOAL 4.0: TO ENSURE EQUAL HOUSING OPPORTUNITY

POLICIES

Policy 4.01: The City will continue to contribute to provide information and referral to individuals with fair housing complaints.

PROGRAMS

PROGRAM 4.01: Fair Housing Program

Description. The City will continue its present information and referral service. The City will provide published information from state and federal agencies which investigate housing discrimination complaints. The City will also assist individuals with complaints in contacting the appropriate agency and filing a complaint.

Administration/Funding. The Community Development Department will disseminate information on fair housing laws and assist individuals in filing complaints.

Timeframe. Current and ongoing.

Expected Results. Resolution or referral of fair housing complaints.

GOAL 5.0: TO PROMOTE ENERGY CONSERVATION

POLICIES

Policy 5.01: Continue to implement state energy-efficient standards.

Policy 5.02: Include energy conservation guidelines as part of the development standards for the specific plan area.

Policy 5.03: Provide weatherization assistance to low-income households.

PROGRAMS

PROGRAM 5.01: Implement State Energy Conservation Standards.

Description. The State of California has adopted a number of energy conservation requirements for residential dwelling units. These conservation standards apply to all newly constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation; the amount and orientation of glazing; shading by landscaping, mechanical, and architectural devices; heating and cooling system efficiency; the amount and placement of thermal mass (materials that absorb heat during the daytime and release heat at night); and other aspects of building energy efficiency.

Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Administration/Funding. The City Building Department is responsible for implementing the state's energy conservation standards. This includes the checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that dwelling units are constructed according to those plans. The cost of enforcement is paid for from fees paid at the time plans are submitted.

Timeframe. Current and on-going

Expected Results. Checking of all building plans for compliance with state energy conservation requirements. Increase in energy efficiency will save an unspecified amount of energy and natural resources.

PROGRAM 5.02: Site Development Standards

Description. The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns which encourage conservation.

The City will require subdivision maps, to the extent feasible, to orient lots for passive energy conservation.

Administration/Funding. Community Development Department.

Time Frame. To be implemented at the time of review of tentative maps submittal.

Expected Results. Improved energy conservation in new residential developments. Energy savings cannot be estimated at this time.

PROGRAM 5.03: Energy Conservation Assistance for Low-Income Households

Description. Substantial energy conservation, and reduced utility payments, can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income: Community Development Block Grant Program, California Housing Rehabilitation Program, Pacific Gas & Electric, and Special Circumstances Grants (specified homeowners on Social Security only).

Administration/Funding. The Community Development Department will include weatherization and energy conservation as eligible activities under CDBG and CHRP programs which it administers. The Agency will provide information and refer eligible property owners to other programs.

Time Frame. Current and on-going.

Expected Results. Weatherization and insulation of 25 dwelling units between 1992 and 1997.

GOAL 6.0: TO PROMOTE THE PRESERVATION OF HISTORIC RESIDENCES

POLICY

Policy 6.01. The City will encourage the preservation of residential buildings with historic or architectural value.

CITY OF RIVERBANK

Flood Plain Management

Richard P. Holmer, City Manager
Larrie Sweet, Treasurer
Jake Raper, Jr., AICP, Community Development Director

Chapter 151

Flood Plain Management

SECTION:

151.01	Statutory Authorization
151.02	Purpose
151.03	Definitions
151.04	Lands to Which Chapter Applies
151.05	Basis for Establishing Flood Prone Areas
151.06	Compliance Required
151.07	Abrogation and Greater Restrictions
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GENERAL PROVISIONS

151.01 STATUTORY AUTHORIZATION

The Legislature of the State of California has in California Government Code Section 65301, 65560 and 65800 conferred upon local government units, authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, the City Council does hereby adopt the following Flood Plain Management Regulations.

151.02 PURPOSE

It is the purpose of this Chapter to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health.

B. Minimize expenditure of public money for costly flood control projects.

C. Minimize the need for rescue and relief efforts associated with flooding generally undertaken at the expense of the general public.

D. Minimize prolonged business interruptions.

E. Minimize damage to public facilities and utilities, such as: water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard.

F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage.

G. Ensure that potential buyers are notified that property is in an area of special flood hazard

H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

151.03 DEFINITIONS

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year.

BASE FLOOD: A flood which has a 1% chance of being equaled or exceeded in any given year (also called the "100-year flood"). Base flood is the term used throughout this Chapter.

BUILDING See STRUCTURE.

FLOOD OR FLOODING

1. A general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal water; the unusual and rapid accumulation or run-off of surface waters from any source; or mudslides (that is, mudflows) which are proximately caused by flooding as defined herein and are akin to a river of liquid and flowing mud on the surfaces of normally dry land area, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusual unforeseeable event which result in flooding as defined in this definition.

FLOODPLAIN OR FLOOD-PRONE AREA: Any land susceptible to being inundated by water from any source – see FLOODING.

FLOODPLAIN ADMINISTRTOR: The individual appointed to administer and enforce the floodplain management regulations.

FLOODPLAIN MANAGEMENT: The operation of an overall program corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible. Natural resources in the flood plain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations and open space plans.

GOVERNING BODY: The local governing unit (that is, county or municipality) that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

HISTORIC STRUCTURE: Any structure that is:

1. Listed individually in the National Register of Historic Place (a listing maintained by the Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

2. Certified or preliminary determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminary determined by the Secretary to qualify as a registered historic district.

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of Interior or directly by the Secretary of the Interior in states with approved programs.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term does not include a RECREATIONAL VEHICLE.

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

NEW CONSTRUCTION: For flood plain management purposes, means structures for which the "start of construction" commenced on or after the effective date of floodplain management regulations adopted by this community and includes any subsequent improvements to such structures.

ONE HUNDRED-YEAR FLOOD OR 100-YEAR FLOOD: See BASE FLOOD.

RECREATIONAL VEHICLE: A vehicle which is:

1. Built on single chassis.

2. 400-square feet or less when measured at the largest horizontal projections.

3. Designed to be self-propelled or permanent towable by a light-duty-truck.

4. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel or seasonal use.

START CONSTRUCTION: Includes substantial improvement and other proposed new development and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180-days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparations such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: A walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, other proposed new development of a structure, the cost of which equals of exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

151.04 LAND TO WHICH CHAPTER APPLIES

This Chapter shall apply to all areas identified as flood-prone within the jurisdiction of the City.

151.05 BASIS FOR ESTABLISHING FLOOD-PRONE AREAS

The Floodplain Administration shall obtain, review and reasonably utilize any base flood date available from other federal or state agencies or other source to identify flood-prone areas within the jurisdiction of the City. This data will be on file at City Hall, 6707 Third Street, Riverbank, CA. 95367 (Ord. 97-04, 1/27/97)

151.06 COMPLIANCE REQUIRED

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the term of this Chapter and other applicable regulations. Violations of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor.

Nothing herein shall prevent the City Council from taking such lawful action as is necessary to prevent or remedy any violation.

151.07 ABROGATION AND GREATER RESTRICTIONS

This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter and another ordinance, easement covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

151.08 INTERPREATION

In the interpretation of application of this Chapter, all provisions shall be:

A. Considered as minimum requirements

B. Liberally construed in favor or the governing body

C. Deed neither to limit nor repeal any other powers granted under State Statutes.

151.09 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within t such areas will be free from flooding or flood damages. The ordinance shall not create liability on the part of the City Council, any officer or employee thereof, the State of California, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this Chapter of any administrative decision lawfully made hereunder. (Ord. 97-04, 1/27/97)

151.20 STANDARDS OF CONSTRUCTION

If a proposed building site is in a flood-prone area, all new construction and substantial improvements, including manufactured homes, shall:

A. Be designed (or modified) and adequately anchored to prevent floatation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

B. Be constructed:

1. With materials and utility equipment resistant to flood damage.

2. Using methods and practices that minimize flood damage.

3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
(Ord. 97-04, 1/27/97)

151.21 STANDARDS FOR SUBDIVISIONS OR OTHER PROPOSED NEW DEVELOPMENT

If a subdivision proposal or other proposed new development, including manufactured home parks or subdivisions, is in a flood prone area, any such proposals shall be reviewed to assure that:

A. All such proposals are consistent with the need to minimize flood damage within the flood prone area

B. All public utilities and facilities such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.

C. Adequate drainage is provided to reduce exposure to flood hazards. (Ord. 97-04, 1/27/97)

151.22 STANDARDS FOR UTILITIES

A. All new and replacement water supply and sanitary sewer systems shall be designed to minimize or eliminate:

1. Infiltration of flood water into the systems

2. Discharge from the systems into floodwaters. (Ord. 97-907, 1/27/97)

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

ADMINISTRATION

151.35 ESTABLISHMENT OF DEVELOPMENT PERMIT

A development permit shall be obtained for all proposed construction or other development in the community, including the placement of manufactured homes, so that it may be determined whether such construction or other development is within flood-prone areas.
(Ord. 97-04, 1/27/97)

152.36 FLOOD PLAIN ADMINISTRATOR

A. Designation of the Floodplain Administrator. The duties and responsibilities of the Floodplain Administrator shall include but not be limited to the following:

1. Permit Review. Review all development permit applications to determine that:

   a. Permit requirements of this Chapter have been satisfied.

   b. All other required state and federal permits have been obtained.

   c. The site is reasonably safe from flooding.

2. Review and use of any other base flood data. The Floodplain Administrator shall obtain review and reasonably utilize any base flood data available from other federal or state agency or other source. (Ord. 97-04, 1/27/97).

City of Riverbank 6707 Third Street Riverbank, California 95367
Community Development Department
(209) 869-7120 FAX (209) 869-7126

CITY OF RIVERBANK

Subdivision Ordinance

Richard P. Holmer, City Manager
Larrie Sweet, Treasurer
Jake Raper, Jr., AICP, Community Development Director

Chapter 152

General Provisions

SECTION:

152.001	Title; Supplementary Provisions
152.002	Definitions
152.003	Purpose
152.004	Advisory Agency Designated
152.005	Authority of City Council
152.006	Compliance Required
152.007	Action by Interested Persons
152.008	Denials Not to Be Resubmitted For One Year
152.009	CATV Facilities
152.010	Inapplicability
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152.001 TITLE; SUPPLEMENTARY PROVISIONS

The provisions of this Chapter shall be in addition to and shall be considered as Supplementing the provisions of the Subdivision Map Act of the State of California. This Chapter may be cited as the Subdivision Ordinance of the City of Riverbank.

152.002 DEFINITIONS

Except as otherwise provided in this Section, all terms used in this Chapter, which are defined in the Subdivision Map Act are used in this Title as so defined, unless from the context hereof, it clearly appears that the different meaning is intended.

Approved Access: Access to a State highway, County road or City street of not less than 40-feet in width by a connecting access of not less than 30-feet in width; the connection access being owned by the owner of the parcel or parcels to which it furnishes access or irrevocable easement for the permanent use of such parcel or parcels.

Act or Subdivision Map Act: The California Subdivision Map Act, being California Government Code Section 66410.

Arterial: A street than serves a large volume of vehicular traffic with intersections at grade and direct access to abutting property and on which geometric design and traffic-control measures are used to expedite the safe movement of through traffic.

Certificate of Compliance: A document issued by the Riverbank Director of Planning which certifies that real property has been divided or resulted from a division in compliance with all applicable City ordinances regulating the division of real property and Subdivision Map Act applicable at the time the parcel(s) of real property were divided or resulted from such division.

Collector Street: A street the serves abutting property and carries residential traffic from local streets to the arterials and highways and includes:

1. Principal entrance streets to a residential neighborhood

2. Streets for circulation within a development

3. Streets adjoining traffic generators:

    a. Schools, churches and meeting places

    b. Housing complexes of medium and high density

    c. Neighborhood shopping centers

Control of Access: The condition where the right of owners or occupants of abutting land or other persons to access, light, air or view in connection with the street or highway is fully or partially controlled by a public authority.

1. Full control of access means that the authority to control access is exercised to give preference to through traffic by providing access connections with selected public roads only and prohibiting crossings at grade or direct private driveway connections.

2. Partial control of access means that the authority to control access is exercised to give preference to through traffic to a degree that in addition to through access connections with selected public roads, there may be some crossings at grade and some private driveway connections.

Cul-de-Sac: A dead-end street with a turn-around at the closed end.

Design:

1. Street alignments, grades and widths.

2. Drainage and sanitary facilities and utilities, including alignments and grades thereof.

3. Location and size of all required easements and rights-of-way.

4. Fire roads and firebreaks

5. Lot size and configuration.

6. Traffic access.

7. Grading

8. Land to be dedicated to park or recreational purposes.

Such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with the implementation o the General Plan.

Designated Remainder: The portion of any unit or units of improved or unimproved land that is designated as a remainder by the subdivider and which is not divided for the purpose of sale, lease or financing. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel map or final map is required.

For a designated remainder parcel, the fulfillment of construction requirements for improvements shall not be required until a permit or other grant of approval for development of the remainder parcel is issued by the City or until the construction of the improvements is required pursuant to an agreement between the subdivider and the City. In the absence of an agreement, the City may require fulfillment of the construction requirements, within a reasonable time following approval of the final map and prior to the issuance of a permit or other grant of approval for the development of a remainder parcel upon a finding by the City that fulfillment of the construction requirements is necessary to reasons of:

a. The public health and safety; or

b. The required construction is a necessary prerequisite to the orderly development of the surrounding area.

A designated remainder may subsequently be sold without any further requirement of the filing of a parcel map or final map, but a Certificate of Compliance or Conditional Certificate of Compliance shall be required.

Development: The uses to which the land which is the subject of the map shall be put, the buildings to be constructed on it and all alterations of the land and construction incident thereto.

Expressway: A divided street or highway which serves large volumes of through traffic with full or partial control of access.

Final Map: A subdivision map creating five or more parcels, except as noted in California Government Code Section 66426(a), (b), (c) and (d), prepared in accordance with the provisions of this Chapter and in the Subdivision Map Act, which is designed to be placed on record in the office of the County Recorder.

Freeway: An expressway with full control of access and with grade crossings eliminated

Improvement: Refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof. Improvement also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity, by the City, or by a combination thereof, is necessary or convenient to insure consistency with, or implementation of, the General Plan.

Local Street: A street that serves the local needs of residential properties in a neighborhoodand is so designed to serve not more than fifty dwelling units between streets or a higher traffic classification.

Lot: A parcel or portion of land separated from other parcels or portions by description as on a final or parcel map or by metes and bounds for purpose of sale, lease, financing or separate use.

Minor Industrial Street: A street that serves the local needs of industrial properties and is designed to accommodate truck traffic.

Owner: The individual, firm, association, syndicate, co-partnership or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Title.

152.003 PURPOSE

This chapter is enacted for the purpose of adopting subdivision regulations, under the authority of and in accordance with the provisions of California Government Code Section 66410 and any future amendment thereto, referred to herein as the Subdivision Map Act, and in addition to any other regulations provided by law.

152.004 ADVISORY AGENCY DESIGNATED

The Riverbank Planning Commission, hereinafter referred to as the Planning Commission, is hereby designated as the Advisory Agency for land divisions, excepting lot line adjustments. The Community Development Director is hereby designated as the acting authority for lot line adjustments in accordance with the provisions of this Chapter. The Advisory Agency is charged with the duty of making investigation and reports on the design and improvement of proposed divisions of real property and the imposing of conditions or requirements thereon. The Planning Commission shall have the power, the authority and the duty with respect to tentative maps, final maps and parcel maps which are specified in this Chapter.

152.005 AUTHORITY OF CITY COUNCIL

The Council shall have all the authority, powers and duties with respect to tentative maps final maps, parcel maps and the procedure relating thereto, which are specified by the law and by the provisions of this Chapter.

152.006 COMPLIANCE REQUIRED

It shall be unlawful for any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity, as a principal, agent or otherwise to:

Divide real property in any manner that shall constitute a subdivision unless and until all the requirements of this Chapter have been complied with, or sell, lease or divide for purposes of financing or contract, any division of land that shall constitute a subdivision, unless and until all the requirements of this Chapter have been complied with or unless the offer to sell, lease or divide is expressly conditioned upon compliance with this Chapter and the Subdivision Map Act. This shall not be construed to prohibit the sale of any lot or parcel of land which is of record as a lot or parcel of land on the effective date of this Chapter.

152.007 ACTION BY INTERESTED PERSONS

When any provision of the Subdivision Map Act or of this Title requires the execution of Any certificate or affidavit or the performance of any act by a person in his official capacity who is also a subdivider or an agent or employee thereof, such certificate or affidavit shall be executed or such act shall be performed by some other person duly qualified therefore and designated so to act by the Council.

152.008 DENIALS NOT TO BE RESUBMITTED FOR ONE YEAR

Any application or request which has been denied wholly or in part by the Planning Commission or by the City Council shall not be resubmitted for a period of one year from the date the order of denial became final, except on grounds of new evidence or proof of changed conditions found to be valid by the Planning Commission or the City Council, whichever is the final decision making body.

152.009 CATV FACILITIES

A. For all new mobilehome park developments, apartment developments, and subdivisions contemplating residential use, a mandatory condition of any approval or permits pertinent thereto shall be the performance of trenching and back-filling necessary for the provision of cable television service, including furnishing of any imported backfill material required.

B. The CATV franchisee shall provide plans and specifications and shall install the facilities required and certify to the City, prior to the final approval of the subdivision or development, that facilities required herein are properly installed. The City shall have the right to review and require its approval of the maps and specifications provided by the CATV franchise.

152.010 INAPPLICABILITY

This Title shall be inapplicable to:

A. The financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobilehome parks or trailer parks.

B. Mineral, oil or gas leases.

C. Land dedicated for cemetery purposes under the Health and Safety Code.

D. A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created subject to the following limitations.

1. An application for a lot line adjustment shall be submitted to the Community Development Director on the application form provided by the City. A lot line adjustment application shall include the required maps and other information as identified on the application form provided by the City, together with any application processing fee as may be established by the City Council.

2. The Community Development Director in conjunction with the City Engineer shall be responsible for reviewing a lot line adjustment application. The Community Development Director shall be responsible for acting on lot line adjustment applications. Conditions may be imposed upon a lot line adjustment to ensure conformity the City zoning and building ordinances or to facilitate the relocation of existing utilities, infrastructure or easements. The decision of the Community Development Director may be appealed to the Planning Commission as provided for elsewhere in this code.

3. The following finding shall be made at the time of approval of a lot line adjustment application: The proposed lot line adjustment, as approved by the City, is in conformance with the City Zoning Code and building ordinances and the Subdivision Map Act.

4. The Community Development Director may establish administrative procedure for the review and processing of a lot line adjustment applications as necessary to implement the requirements.

5. The lot line adjustment shall be reflected in a deed or record of survey which shall be recorded. No parcel map shall be required but may be filed at the owner's discretion.

E. Boundary line or exchange agreements to which the State Lands Commission or local agency holding a trust grant of tide and submerged lands is a party.

F. Any separate assessment under Cal. Rev. & Tax Code Section 2188.7.

G. Unless a parcel or final map was approved by the legislative body of a local agency, the conversion of a community apartment project, as defined in Cal. Business and Professions Code Section 11004 to a condominium, as defined in California Civil Code Section 783, but only if all of the following requirements are met:

1. At least 75% of the units in the project were occupied by record owners of the project on March 31, 1982.

2. A final or parcel map of the project was properly recorded, if the property was subdivided, as defined in Section 66424, after January 1, 1964, with all of the conditions of that map remaining in effect after the conversion.

3. The local agency certifies that the above requirements were satisfied if the local agency, by ordinance, provides for the certification.

H. Unless a parcel map or final map was approved by the legislative body of a local agency, the conversion of a stock cooperative, as defined in California Business and Professions Code Section 11003.12 to a condominium, as defined in California Civil Code Section 783, but only if all of the following requirements are met:

1. At least 51% of the units in the cooperative were occupied by stockholders of the Cooperative on January 1, 1981, or individually owned by stockholders of the cooperative on January 1, 1981. As used in this division, a cooperative unit is Individually Owned if and only if the stockholder of that unit owns or partially owns an interest in no more than one unit in the cooperative.

2. No more than 25% of the shares of the cooperative were owned by any one person, as defined in California Government Code Section 17, including an incorporator or director of the cooperative, on January 1, 1981.

3. A person renting a unit in a cooperative shall be entitled at the time of conversion to all tenant rights in state of local law, including but not limited to rights respecting first refusal, notice, and displacement and relocation benefits.

4. The local agency certifies that the above requirements were satisfied if the local agency by ordinance, provides for that certification.

I. The leasing of, or the granting of an easement to, a parcel of land, or any portion or portions thereof, in conjunction with the financing, erection, and sale or lease of a wind-powered electrical generation device on the land, if the project is subject to discretion ary action by the advisory agency or legislative body.

J. The leasing or licensing of a potion of a parcel, or the granting of an easement, use permit, or similar right on a portion of a parcel, to a telephone corporation as defined in California Public Utility Code Section 234, exclusively for the placement and operation of cellular radio transmission facilities including but not limited to antennae support structures, microwave dishes, structures to house cellular communications transmission equipment, power sources and other equipment incidental to the transmission of cellular communications, if the project is subject to discretionary action by the advisory

agency or legislative body.

K. Leases of agricultural land for agricultural purposes. As used in this division, Agricultural purposes means the cultivation of food or fiber or the grazing or pasturing of livestock. (California Government Code Section 66412)

L. (1) The financing or leasing of any parcel of land or any portion thereof, in conjunction with the construction of commercial or industrial buildings on a single parcel, unless the project is not subject to review under other City ordinances regulating design and improvement.

(2) The financing or leasing of existing separate commercial or industrial buildings on a single parcel. (California Government Code Section 66412.1)

M. The construction, financing, or leasing of dwelling units pursuant to Section 65852.1 or second units pursuant to Section 65852.2 of the Government Code, but this division shall be applicable to the sale or transfer, but not leasing, of those units. (California Government Code Section 66412.2)

152.001 RELATIONSHIP TO ZONING ORDINANCE

This Title shall not be construed to exempt property from compliance with Title 10 of the City Code. (Ord. 89-09, 11/27/89).

Chapter 152

Tentative Maps for Subdivisions Other Than Parcel Maps

SECTION:

152.055	Tentative Maps Required
152.056	Filing, Departmental Approval
152.057	Form of Tentative Map
152.058	Statement in Writing
152.059	Action of Tentative Map
152.060	Vesting Tentative Map

152.055 TENTATIVE MAPS REQUIRED

A tentative map and final map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where:

1. The land before division contains less than five acres; each parcel created by The Division abuts upon a City maintained street, road, or highway and no dedications or improvements are required by the City Council, or

2. Each parcel created by the division has a gross area of twenty acres or more and has an approved access to a City maintained street, road or highway, or

3. The land consists of a parcel or parcels of land having approved access to a City maintained street, road or highway, which comprises part of a tract of land zoned for industrial development, and which has the approval of the governing body as to street alignments and widths.

4. Each parcel created by the division has a gross area of not less than forty acres or is nor less than a quarter of a quarter section.

B. A parcel map shall be required for those subdivisions described in this Section.

152.56 FILING; DEPARTMENTAL APPROVAL

A. Copies of any requested tentative map and statement of the proposed subdivision of any land shall be filed with the Planning Commission at least six (6) weeks (or such longer period as determined by the Planning Director) prior to the regularly scheduled meeting at which consideration is desired. A filing fee as set forth by Resolution of the City Council shall be paid at the time of filing.

B. The Secretary of the Planning Commission shall examine the map upon presentation and shall not accept such map unless the same is in full compliance with the law and the provisions of this Chapter as to form, data, information, and other matters required to be shown thereon or furnished therewith. Maps shall be accepted which are not in full compliance if applications are concurrently submitted that would assure compliance. The map shall not be accepted as complete until the map is in full compliance. The exact requirements for submittal of a tentative map shall be available, in writing, to a subdivider at least 30 days prior to the deadline for submittal.

C. The Secretary of the Planning Commission shall transmit copies of such tentative map to interested and affected agencies. A copy shall be transmitted to each school district having jurisdiction over the area shown on the tentative map.

D. The department or agency receiving a copy of the map may notify, within fifteen days of receipt thereof, the Secretary of the Planning Commission of particulars which do not conform to requirements coming within its authorized scope. In the case of school districts, they shall respond within twenty (20) working days of the date on which the notice was mailed. If a reply is not received within the time periods listed above it will be assumed that the agency approved its form.

E. Prior to the presentation of a formal tentative map, the subdivider is encouraged to present sketches of his proposal to the Planning Department. However, such a preliminary sketch is not to be construed as a tentative map. Where only a portion of a larger area is to be subdivided at this time and the balance planned for future subdivision, the Commission may require a map showing the proposed street layout within the entire area. Such a map is not a tentative map but is to be used as a guide for the tentative map under consideration and future maps of that area.

A. Upon submittal of a tentative map of unincorporated territory, no further action may be taken and the map may not be accepted as complete (at the discretion of the City Council) until the territory has been annexed to the City.

152.057 FORM OF TENTATIVE MAP

The form of the tentative map shall be as determined from time to time by the Planning Department and shall be available, in writing, to the subdivider at least 30 days prior to the final date for submittal of the map.

152.058 STATEMENT IN WRITING

A statement shall be presented by the subdivider in writing accompanying the map stating:

A. Proposed Use of Property: If more than one use, the area, lots or lot proposed for each type of use shall be shown on the tentative map.

B. Statement of the improvements and public utilities proposed to be installed.

C. Proposed plan for drainage.

D. Proposed plan for sewerage and sewage disposal.

E Provisions for water supply, both domestic and fire protection. Provisions for fire protection shall be approved by the Fire Department District.

F. Type of location of street lighting proposed.

G. A copy of any existing or proposed restrictive easements and public areas.

H. Justification and reasons for any exceptions to provisions of this Title or for any amendment to the zoning law, which may be requested in conjunction with the subdivision proposed.

152.059 ACTION ON TENTATIVE MAP

A. Public Hearings

1. Whenever a tentative map is submitted to the Planning Commission for review the Planning Commission shall give notice of the hearing not less than l0 days before the date of the hearing in the following manner:

   a. By publication in a newspaper of general circulation in the City of Riverbank, and

   b. By mailing said notice to the owners of all real property within 300 feet of the property which is the subject of the application.

2. If the proposed subdivision is a conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, the notice shall also be given by mail to each tenant of the subject property and shall also include notification of the tenant's right to appear and be heard.

B. Time Limits

1. The Planning Commission shall review and make a written report on the tentative map within 50 days after it has been accepted for filing by the secretary of the Planning Commission.

2. At the next regular meeting of the City Council following filing of the Planning Commission report with it, the City Council shall fix the meeting date at which the tentative map will be considered by it, which date shall be within 30 days thereafter and the City Council shall approve, conditionally approve, or disapprove the tentative map within such 30 day period. If no action is taken on the tentative map within the above time limits, or any authorized extension thereof, the tentative map as filed, shall be deemed to be approved, insofar as it complies with other applicable requirements of this Title.

3. The time limit for acting and reporting on tentative maps as specified in this Section may be extended by mutual consent of the subdivider and the City Council.

C. Notices to Subdivider: Any report or recommendation on a tentative by the staff, or Planning Commission shall be served on the subdivider and on each tenant of the subject property, in the case of a proposed conversion of residential real property to a condominium project, community apartment project, of stock cooperative project, at least three days prior to the hearing on such map by the Planning Commission or City Council. Such required submission in writing shall be deemed complied with when such reports or recommendation are placed in the mail bearing proper postage, and directed to the subdivider at his address shown on the map or at other address as requested in writing.

D. Findings: A tentative map shall not be approved or conditionally approved by the City Council unless the City Council finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan and applicable specific plans of the City.

1. In connection with their review of a tentative map, the City Council shall determine whether the discharge of waste from the proposed subdivision into the existing sewer system would result in violation of existing requirements prescribed.

2. The City Council shall consider the effect of its actions on the housing needs of the region in which the local jurisdiction is situated and balance those needs against the public service needs of the City's residents and available fiscal and environmental resources.

3. A tentative map shall not be approved or conditionally approved by the City Council if it makes any of the following findings:

   a. The proposed map is not consistent with applicable general and specific plans.

   b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

   c. That the site is not physically suitable for the type of development.

d. That the site is not physically suitable for the proposed density of the development.

e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

f. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

g. That the design of the subdivision or the type of improvements will con flict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easement of record or to easements established by judgment of a court of competent jurisdiction.

A. Public Access to the Stanislaus River: No approval shall be granted for a tentative map of any proposed subdivision to be fronted upon the Stanislaus River which does not provide for a dedication of a public easement along a portion of the bank of the river bordering or lying within the proposed subdivision. Reasonable public access from a public highway to the Stanislaus River shall also be provided. These easements shall comply with the provisions of California Government Code Section 66478.1 and may be satisfied by using the existing U.S. Corps of Engineers easement.

B. Subdivider to Indemnify City: If any controversy exists regarding the approval of a tentative map, the tentative map shall include a condition that the subdivider defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City Council concerning the subdivision, provided the action is brought within the time period provided for in California Government Code Section 66499.37.

152.060 VESTING TENTATIVE MAP

Whenever a tentative map for residential development is required under this Chapter, a vesting tentative map may be filed instead. At the time such a map is filed, it shall have printed conspicuously on its face the words, "VESTING TENTATIVE MAP."

A. In addition to submitting all of the information normally required for a tentative map, the following information shall also be required with submittal of a vesting tentative map.

   1. Grading plans, including relationship to grades of neighboring properties.

   2. Typical height, size, and location of buildings.

   3. Sewer, water, storm drain and road details.

   4. Information on the use to which the buildings will be put.

B. Except as otherwise specified in this section a vesting tentative map shall be processed in the same manner as a tentative map.

C. A vesting tentative map may be conditioned or denied if any of the findings listed in Section 152.059(D) can be made or if it is determined that:

   1. Failure to condition or deny the map would place the residents of the subdivision or of the immediate community, or both, in a condition dangerous to their health or safety, or both; and/or

   2. The condition or denial is required, in order to comply with state or federal law.

D. When a vesting tentative map is approved or conditionally approved, that approval shall confer a vested right to proceed with development in substantial compliance with California Government Code Section 66474.2 or if that section is repealed, with all the ordinances, policies, and standards of the City in effect at the time the vesting tentative map is approved or conditionally approved.

E. Approval of a vesting tentative map shall be for the same period as described in Section 152.070 of this Chapter. The rights conferred by this Section shall expire if a final map is not approved prior to the expiration of the vesting tentative map. If

the final map is approved, the rights conferred by this Section shall be subject to the periods of time set forth below.

1. The rights conferred by a vesting tentative map shall last for a initial period of one year beyond the recording date of the final map. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, the one-year initial time period shall begin for each phase when the final map for the phase is recorded.

2. The initial time period shall be automatically extended by any time used by the City for processing a complete application for a grading permit or for design or architectural review, if the time used exceeds 30 days from the date that a complete application is filed.

3. At any time prior to the expiration of the initial time period provided by this Section, the subdivider may apply for a one-year extension. If the Planning Commission denies the extension, the subdivider may appeal that denial to the City Council within fifteen (15) days.

4. The subdivider submits a complete application for a building permit during the initial time period, or any approved extension thereof, the rights conferred by a vesting tentative map shall continue until the expiration of that permit, or any extension of that permit granted by the City.

F. Any time prior to the expiration of the vesting tentative map, the subdivider may apply for an amendment to the vesting tentative map. A request for amendment shall include review of the entire map under the ordinance, policies and standards in effect at the time of the requested amendment.

Chapter 152

Final Maps

SECTION:

152.070	Filing; Time Limit
152.071	Fees
152.072	Form of Final Map
152.073	Certificates
152.074	Action on Final Maps
152.075	Subdivision Agreement
152.076	Improvement Security
152.077	Correction and Amendment of Maps

152.070 FILING; TIME LIMIT

A. Expiration.

1. Final maps of subdivisions of more than four parcels shall be filed for record within 24-months after approval of conditional approval of the tentative map. Delivery of a complete and correct map to the City Engineer shall be deemed a timely filing for purposes of this section.

2. Upon written application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the Planning Commission may extend the time for filing a final map for a period or periods not exceeding an additional three years if it determines that conditions affecting the subdivision have not substantially changed. Such a request shall automatically extend the map for 60-days or until the application for extension is approved, conditionally approved, or denied, in any case where a final map has not been filed within 24-months or such extended period of time in any case where a final map has not been filed within 24-months or such extended period of time as may be granted by the Planning Commission, approval of a new tentative map shall be required.

B. Multiple Final Maps.

1. Multiple final maps or portions of an approved tentative map may be filed prior to the expiration of the tentative map if: the subdivider, at the time the

tentative map is filed, informs the City of the subdivider's intention to file multiple final maps on such tentative map, or after filing of the tentative map, the City and the subdivider concur in the filing of multiple final maps.

2. If the subdivider is subject to a requirements of $100,000 or more to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, the filing of each multiple map as authorized by California Government Code Section 66456.1 shall extend the expiration of the tentative map by 36-months from the date of expiration of the date of the filing of the final map, whichever is later. There shall not be more than two such final maps (and automatic extensions) and the extensions shall not extend the tentative map more than 10 years from its approval or conditional approval.

152.071 FEES

A tracing of the final map shall be filed with the City Clerk. The subdivider shall provide the City with the County Recorder's fee for recording the final map and shall pay to the City fees for checking the map and for preparing prints thereof, the amount of such fees to be set from time to time by resolution of the City Council.

152.072 FORM OF FINAL MAP

A. The final map shall be clearly drawn, printed or reproduced by a process guaranteeing a permanent record as approved by the County Recorder. The map shall be so made and shall be in such condition when filed that good legible prints and negatives can be made therefrom.

B. The final map shall contain a title consisting of the name of tract and subtitle or general description of all the property being subdivided with reference to maps which have been previously recorded. In no case shall the title be the same, or so nearly the same as to cause confusion as a name of any existing city, town, tract or subdivision of land of which a map has been previously recorded.

C. Sufficient data must be shown to determine readily the bearing and length of every lot line, block line and boundary line. Dimensions of lots shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. Lots containing one acre or more shall show total acreage to nearest hundredth, bearing and lengths of straight lines, and radii and arc length for all curves as may be necessary to determine the location of the centers of curves and tangent points shall be shown. Calculations of

all non-rectangular lots shall be provided by the subdivider to ensure that City Codes are met.

D. The final map shall show clearly any stakes, monuments or other evidence found on the ground to determine the boundaries of the tract. The corners of adjoining subdivisions or portion thereof shall be identified by lot and block numbers, subdivision name and properties shown.

1. Whenever the City Engineer has established the center line of a street or alley, adjacent to or in the proposed subdivision, the data shall be shown in the final map indicating all monuments found and making reference to a field book or map. If the point were reset by ties the course and detail or relocation data used shall be stated.

2. The map shall show the location and description of all monuments and benchmarks found or placed in making the survey of the subdivision with property reference sufficient to relocate.

E. In addition, the final map shall be prepared in full compliance with the following requirements:

1. Boundary of Subdivision. The boundary of the subdivision shall be designated by a blue border one-eighth inch in width applied to the reverse side of the tracings. Such border shall not interfere with the legibility of figures or other data. If the map includes a "designated remainder" parcel, and the gross area of the "designated remainder" parcel or similar parcel is five acres of more, that remainder parcel need not be shown on the map and its location need not be indicated as a matter of survey, but only by deed reference to the existing boundaries of the remainder parcel.

2. Right-of-Way Dimensions. The center lines and side lines of all streets, the total width of all streets, the widths of each side of the center line, the widths of any portion of a street being dedication and the widths of existing dedications and the widths of all railroad, irrigation district or other rights-of-way shall be shown.

3. Easements. The maps shall show the sidelines of all easements to which the lots are subject. Such easements must be clearly labeled and identified and if already of record, the record references given. If any easement is not definitely located a statement of such easement must appear on the chapter sheet. Easements for storm drains, sewers and other purposes shall be demoted by fine broken lines. The width of the easement and the lengths and bearings of the lines thereof and sufficient ties

thereto to definitely locate the easement with respect to the subdivision must be shown.

4. Acreage: The total acreage of the subdivision to the nearest one-hundredth of an acre shall be shown on the face of the final map.

5. Lot Numbers: Lot numbers shall be consecutive with no omissions or duplications.

6. Other Data: The map shall also show all other data that is or may be required by law.

7. Disposition of Lots: The final map shall particularly define, delineate and designate all lots intended for sale or reserved for private purposes, all **parcels** offered for dedication for any purpose, public or private with all dimensions, boundaries and courses clearly shown and defined in every case.

8. Reversion to Acreage: Maps filed for the purpose of reverting subdivided land to acreage shall be conspicuously so designated under the title "The Purpose of This Map is "A Reversion to Acreage."

F. The following additional information shall be required on a separate document or additional map sheet and shall indicated its relationship to the final map. The document or map shall contain a statement that the additional information is for informational purposes, describing conditions as of the date of filing, and that it is not intended to affect record title interest.

1. Building Lines: Building setback lines shall be indicated by dashed lines of the same width as the lines demoting street boundaries and shall be properly designated.

2. High Water Line: The line of high water shall be shown in any case where the subdivision is adjacent to a stream, channel or any body of water.

3. Flood Areas: The boundaries of any areas within the proposed subdivision which are subject to inundation by water shall be shown.

G. (1) The subdivider shall furnish improvement plans which include the following information to the City Engineer, and shall receive his authorization prior to construction of any of the improvements.

a. Typical cross sections and proposed final finished grades of all road, streets and highways in the proposed new subdivision, together with a profile showing the relation between finished grade and existing ground elevations.

b. Proposed lengths, size and type of any pipes, culverts or structures necessary for drainage, erosion control or the public safety with plans and specifications therefor.

c. Any information required by the conditional approval of the City Council.

d. Elevations shall be referenced to the U.S.G.S. Datum.

(2) An improvement plan shall be acted on within 60 working days of its submittal, except that at least 15 working days shall be provided for processing any resubmitted improvement plan and this period shall not include any days during which the improvement plan has been returned to the applicant for correction, or has been subject to review by other than the City.

H. At the time of the filing of the final map with the City Engineer, the subdivider shall also file therewith traverse sheets showing traverse closures and the computation of all distances, angles, and courses shown on the final map. The traverse of the boundaries of the tract and of lots and blocks shall close within a limit of error of one in 10,000.

I. The final map shall be accompanied by a report prepared by a duly authorized title company naming the persons whose consent is necessary to the preparation and recordation of said map and to the dedication of the streets, alleys and other public places shown on the map and certifying that as of the date of the preparation of the report, the persons therein named are all the persons necessary to give clear title to said subdivision. At the time of recording the approved map, there shall be filed with the County Recorder, a guarantee executed by a duly authorized title company for the benefit and protection of the City showing that persons (naming them) consenting to the preparation and recordation of said map and offering for dedication the streets, alleys and other public places shown thereon are all the persons necessary to pass clear title to said subdivision and to the dedications shown thereon.

J. Prior to the submission of the final map, the subdivider shall comply with Chapter 9 of this Title.

K. Prior to the recordation of a subdivision map which will result in the division of any Existing building or buildings into separate units or parts, the subdivider shall secure certification by the Chief Building Official that any building or buildings to be divided will, after division meet current Code standards for new construction. As used in this Section, the phrases "current Code standards" refers to all standards in the current adopted editions of the Building Code, Electrical Code, Plumbing Code, Mechanical Code and Fire Code for the City of Riverbank.

CERTIFICATES

lowing certificates, statements or acknowledgements, as well as any others
l by law shall appear on the final map. Such certificates may be combined where
iate and may be made by separate instrument to be recorded concurrently with
map.

ement of Parties Holding Title: A statement signed and acknowledged by all
naving any record title interest in the land subdivided, consenting to the pre-
and recordation of said map as required by California Government Code Section

cation Statement: A statement signed and acknowledged as above offering for
n all parcels of land shown on the final map and intended for any public use, ex-
se parcels other than streets which are intended for the exclusive use of the lot
n the subdivision, their licenses, visitors, tenants and servants.

eer's Certificate: A statement of the Civil Engineer or Licensed Surveyor
ole for the survey and final map. The statement shall give the date of the survey,
the survey and final map were made by him or under his or her direction and
urvey is true and complete as shown. The statement shall also state that all the
nts are of the character and occupy the positions indicated, or that they will be
such positions on or before a specified later date. The statement shall also
the monuments are, or will be, sufficient to enable the survey to be retraced.
ature of such Civil Engineer or Surveyor, unless accompanied by his seal, must
d.

ngineer's Statement: A statement signed by the City Engineer shall be provided
days from the time the final map is submitted to him by the subdivider for ap-
ccordance with California Government Code Section 66442.

ates for Execution: A certificate for execution shall be provided for the City
Secretary of the Planning Commission, and the County Recorder as
e.

ates Regarding Tax Liens: Prior to the filing of the final map with the governing
subdivider shall file with the Clerk of the Board of Supervisors of Stanislaus
rtificates as required by California Government Code Section 66492.

4 ACTION ON FINAL MAP

roval by Planning Commission: The Planning Director or Secretary of the Planning ssion, upon receiving the final map from the subdivider or his agent, shall examine ne to determine whether said map conforms with the tentative map and with irements imposed as a condition to the acceptance of said tentative map by the uncil. If it is determined that the final map does not conform, the subdivider shall sed of the changes or additions that must be made before the final map can be l by the Planning Director or the Secretary of the Planning Commission. If the der is not satisfied with the determination by the Planning Director the Secretary of ning Commission he may appeal in writing, within 15 days to the Planning ssion. If it is determined that the map is in conformity the Planning Director or ry of the Planning Commission shall certify approval thereon.

oval by City Engineer: Upon approval by the Planning Director or the Secretary of ning Commission, the final map and other data shall be submitted to the City r who shall examine and determine that the subdivision as shown is substantially e as it appeared on the tentative map and any approved alterations thereof, that sions of the law and of this Chapter applicable at the time of approval of the map have been complied with and that he is satisfied that the map is technically If the City Engineer determines that full conformity therewith has been made, he certify on said map.

by City Council:

1. At its first regular meeting following the transmittal of the final map to the City Clerk, the Council shall receive said map and shall consider the map and the offers of dedication. In the event that all improvements required or conditions imposed upon the terms of this Chapter or by law are not completed before the filing of the final map, the Council map enter into an agreement with the subdivider for posting improvement securities as provided in Section 11 -5 6 and 7 of this Title. In such case, when the agreement has been approved by the City Attorney as to form and by the City Engineer as to sufficiency, and when the improvement security has been approved by the City Attorney as to form and by the City Manager as to sufficiency, the Council may consider the final map.

2. The City Council shall, at the meeting at which it receives the map or, at its next regular meeting after the meeting, at which it receives the map, approve said map if it is determined to be in conformity with the provisions of law and of this article. The Council shall disapprove said map if it is determined not to be in conformity with the provisions of law and of this Chapter

and shall advise the subdivider of its disapproval, and the reason or reasons therefore.

3. Failure to construct off-site improvements (not within the boundaries of the subdivision) that are on land in which neither the subdivider of the City has sufficient title or interest to permit the improvements to be made cannot be grounds to refuse or postpone approval of a final map. The provisions of California Government Code Section 66462.5 shall govern.

ction by City Clerk: The City Clerk upon receipt of the necessary fees, and after the tures and seals have been affixed and upon the approval of the final map by the cil, shall transmit the map to the County Recorder who shall file the same. No map have any force of effect until the same has been approved by the Council, and no any property described in any offer of dedication shall pass until recordation of the nap.

'5 SUBDIVISION AGREEMENT

ne improvements required as a condition of the final map are not complete and ac- by the City prior to approval by the Council of the final map, the subdivider shall e and file an agreement between himself and the City, specifying the period within ne shall complete all improvement work to the satisfaction of the City Engineer, and hat if he shall fail to complete such work within such period, the City may te the same and recover the full cost and expense thereof from the subdivider. eement shall also provide for inspection of all improvements by the City Engineer nbursement of the City by the subdivider for the cost of such inspection.

fees shall be 3% of the estimated cost of improvements or such other amount as set from time to time by resolution of the City Council.

agreement may also provide:

For the construction of the improvements in units.

For extension of time under conditions therein specified.

'or partial release of the improvement securities upon acceptance by the City Council of the work as it progresses.

4. For the financing and construction of any or all of such improvements under an appropriate special assessment act proceeding, the subdivider shall agree, in writing to initiate, and so far as may be in his power to consummate such proceedings, within such time as may be prescribed by the Council.

5. For payment of a deposit in such amount as is set from time to time by resolution of the City Council to ensure adequate dust control measures.

52.076 IMPROVEMENT SECURITY

Improvement Security

1.The subdivider shall also file with the aforesaid agreement, two improvement securities, each to be in an amount based upon the total estimated cost of the improvements as determined by the City Engineer. One improvement security shall secure faithful performance of said agreement and shall be in an amount equal to 100% of the estimated cost of the improvement. The second improvement security shall secure the obligations set forth in subsection (b) of Section 67499.2 of the Government Code, for payment of the contractor, his sub-contractors and to persons renting equipment or furnishing labor or materials to them for said improvements, and shall be in an amount equal to 50% of the total estimated cost of the improvements. Such improvement securities shall be in one of the following forms:

a. A cash deposit or deposits.

b. A bond or bonds issued by one or more duly authorized corporate sureties.

c. A savings and loan certificate and/or share.

d. An instrument or instruments of credit from an agency of the state, federal, or local government when any such agency provides at least 20 percent of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulations by the State or Federal Government pledging that the funds necessary to meet the performance are on deposit and guaranteed for payments and agreeing that the funds designated by the instrument shall become trust funds for the purposes set forth in the instrument.

e. Any other form of improvement security authorized by the Subdivision Map Act, including the deposit, with a responsible escrow agent or trust co-

mpany approved by the Council, of money or negotiable bonds of the kind approved for security deposits of public money.

2. The required security shall be in an amount determined by the City Engineer as sufficient to cover the cost of said improvements, engineering, inspection, fees and ncidental expenses. The required improvements security shall be approved by the City Engineer as to sufficiency and by the City Attorney as to form.

orfeiture of Improvement Security: In the event the subdivider shall fail to complete provement work in accordance with the provisions of this Chapter and the City shall to complete same, or if the subdivider shall fail to reimburse the City for the cost of ction, engineering, fees and incidental expense, the City shall call on the surety for ursement, or shall appropriate from any cash deposits, savings and loan certificates hares, or instruments of credit, funds for reimbursement. In any case, if the amount surety bond, savings and loan certificate and shares, instrument of credit, or cash it shall exceed all cost and expenses incurred by the City it shall release the nder of such bond, savings and loan certificate or share of cash deposit. If the nt of the surety bond, savings and loan certificate and share, instrument of credit, or deposit shall be less than the cost and expense incurred by the City, the subdivider e liable to the City for such difference.

lease of Improvement Security: Improvement securities may be released or ed, in whole or in part, only in the time and manner prescribed in Section 66499.7 of c nment Code, as it now exists or is hereafter amended, and only after ation by the City Engineer that the work covered thereby has been satisfactorily eted and upon approval of the Council.

arantee and Warranty Security: In addition to the improvement securities specified ection (A) of this Section, the subdivider shall file with the subdivision agreement unt as specified in said agreement to guarantee and warrant subdivision improve- for a period of one year following the completion and acceptance thereof against ective work or labor done, or defective materials furnished. The City Engineer is zed to release said security upon expiration of the guarantee and warranty period if etermined that subdivision improvements so guaranteed and warranted are tory. (*Statutory Reference: Cal. Govt. Code Section 66499)*

CORRECTION AND AMENDMENT OF MAPS

final map is filed in the office of the County Recorder, it may be amended as l in California Government Code Section 6648.

Chapter 152

Parcel Maps

TION:

)90 Parcel Maps Required
)91 Tentative Parcel Map Filing; Departmental Approval
)92 Form of Tentative Parcel Map
)93 Action on Tentative Parcel Maps
)94 Filing; Time Limit
95 Issuance of Building Permits
96 Correction and Amendment of Maps
97 Vesting Tentative Parcel Maps
98 Waiver of Parcel Map Requirement

90 PARCEL MAPS REQUIRED

a proposed division of land will result in real property being divided into four or parcels (or more than four parcels, but nevertheless not a subdivision as defined Subdivision Map Act), a parcel map shall be prepared in accordance with the vision Map Act and this Chapter.

1 TENTATIVE PARCEL MAP FILING; DEPARTMENTAL APPROVAL

pies of any requested tentative parcel map shall be filed with the Planning ssion at least four (4) weeks (or such longer period as determined by the Plan- irector) prior to the regularly scheduled meeting at which consideration is l. A filing fee as set forth by Resolution of the City Council shall be paid at the filing.

Secretary of the Planning Commission shall examine the map upon presen- nd shall not accept such map unless the same is in full compliance with the law provisions of this Chapter as to form, data, information and other matters d to be shown thereon or furnished therewith. Maps shall be accepted which in full compliance if applications are concurrently submitted that would assure nce. The map shall not be accepted as complete until the map is in full nce. The exact requirements for submittal of a tentative parcel map shall be e, in writing, to a subdivider at least 30 days prior to the deadline for submittal.

The Secretary of the Planning Commission shall transmit copies of such tentative map to interested and affected agencies.

152.092 FORM OF TENTATIVE PARCEL MAP.

The form of the tentative parcel map shall be as determined from time to time by the Planning Department and shall be available, in writing, to the subdivider at least 30 days prior to the final date for submittal of the map.

152.093 ACTION ON TENTATIVE PARCEL MAP

A. *Public Hearings*: Whenever a tentative parcel map is submitted to the Planning Commission for review, the Planning Commission shall give notice of the hearing not less than 10 days before the date of the hearing in the following manner:

1. By publication in a newspaper of general circulation in the City of Riverbank, and

2. By mailing said notice to the owners of all real property within 300 feet of the property which is the subject of the application.

B. *Approval by Planning Commission.* If the tentative map complies with all of the requirements of this Title and the Subdivision Map Act, the Commission may approve the division, subject to the dedication of necessary right of way for streets and easements, the installation of all improvements along the frontages of the property so divided, as required by the Commission, and the installation of all necessary utilities and connections to each lot. All lot sizes shall conform to the provisions of the Zoning Regulations of the City of Riverbank.

C. *Limitations on Approval.* A tentative parcel map shall not be approved or conditionally approved by the Planning Commission if it makes any of the following findings:

1. That the proposed map is not consistent with applicable general and specific plans.

2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

3. The site is not physically suitable for the proposed type of development.

4. The site is not physically suitable for the proposed density of development.

5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will conflict with Easements acquired by the public at large for access through or use of, property within the proposed subdivision. In this connection, the Commission may approve a map if it finds that alternate easements, for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easement of record or to easements established by judgement of a court of competent jurisdiction.

D. *Protest.* The subdivider, any tenant of the subject property, or any interested person adversely affected by a decision of the Planning Commission may file a written protest within 10 days after the Planning Commission action. Upon filing of an appeal, the City Council will hold a public hearing and render its decision within 30 days of the filing of the appeal.

Subdivider to Indemnify City. Subdivider to Indemnify City: If any controversy exists regarding the approval of a tentative parcel map, the tentative parcel map shall include a condition that the subdivider defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City Council concerning the map, provided the action is brought within the time period provided for in Section 66499.37 of the Government Code.

152.094 FILING; TIME LIMIT

A. The subdivider or his agent may file a parcel map with the City Engineer for his examination, certification, and recordation within 24 months after the approval or conditional approval of the tentative parcel map. Delivery of a complete and correct map to the City Engineer shall be deemed a timely filing for purposes of this section.

1. Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the Commission may extend the time for filing a parcel map for a period or periods not exceeding an additional 3 years if it determines that conditions affecting the parcel map have not substantially

changed. Such request for an extension automatically extends the expiration date of the map by 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever comes first.

In any case where a parcel map has not been recorded within 24 months or such extended period of time as may be granted by the Planning Commission, approval of a new tentative parcel map shall be required. A parcel map shall be prepared by, or under the direction of, a registered Civil Engineer or Licensed Land Surveyor and shall substantially conform to the tentative parcel map and conditions thereto as approved by the Planning Commission.

Fees. A tracing of the parcel map shall be filed with the City Engineer. In addition, the Subdivider shall deposit with the City the recorder's fee for recording the parcel map and fees for checking the map, the amount of such fees to be set from time to time by resolution of the Council.

Form of Parcel Map. The parcel map shall conform to the provisions of Section 152.072 for final maps where applicable. The map shall show the definite location of the parcel or parcels and particularly their relation to surrounding surveys. The location of any remainder of the original parcel shall be shown, but need not be shown as a matter of survey, but only by reference to the existing record boundaries if such remainder has a gross area of 5 acres or more. The parcel map may be compiled from record data when sufficient survey information exists on filed maps to locate and retrace the exterior boundary lines of the parcel map and when the location of at least one of these boundary lines can be established from an existing monument line. In any case, the parcel map may be based upon a field survey made in conformance with the Land Surveyor's Act.

C. *Consent by Owner*. The parcel map shall contain a certificate which shall be signed and acknowledged by all parties having any record title interest in the real property being subdivided, consenting to the preparation and recording of the parcel map. Such signatures shall be in accordance with the provisions of Section 152.073 of this Title pertaining to final maps.

D. *Dedications*: If dedication of streets, alleys, walkways, easements, public utility easements or other public ways or access rights are required by the Commission as conditions of approval of a parcel map, such dedications shall either be shown on and offered by a certificate on the final parcel map, or made by separate instrument as determined by the City Engineer. Such certificate or instrument shall be signed by those parties having any record title interest in the real property being subdivided in accordance with the provisions of Section 152.073 of this Title pertaining to final maps.

E. *Engineer's Statement*: A statement executed by the engineer or surveyor shall be ...ed to the map pursuant to Section 66449 of the Government Code.

F. *Certification by City Engineer*: Upon receipt of the final map, together with the recording fees, and any required improvement security, the City Engineer shall examine the same to determine whether said map is technically correct and substantially conforms with the tentative parcel map and with all changes and requirements imposed as conditions of approval by the Commission. The City Engineer shall also refer the parcel map to the Secretary of the Planning Commission for examination and determination if all the lots and parcels created by said map conform with the requirements and the Zoning Regulations of the City of Riverbank. Within 20 days after receiving the parcel map, the City Engineer shall determine whether the parcel map fully conforms with all of the requirements set forth herein and he shall comply with Section 66450 of the Government Code.

G. *Acceptance of Dedications.* Offers of dedication as set forth in Division (E) of this Section shall be reviewed by the City Engineer for compliance with the conditions of approval imposed by the Commission. If all offers of dedication are in accordance with the requirements of the Commission, the City Engineer shall recommend the acceptance of such dedications by the authorized officials of the City.

H. *Security.* If the Commission approved the tentative parcel map it may grant the subdivider a period of time after the recording of the parcel map in which to complete the installation of the public improvements required as a condition of the map by the Planning Commission. If such a time period is granted, the Planning Commission shall require improvement security to be posted in one of the forms set forth in Section 152.076(A).

I. *Division of Existing Buildings.* Prior to the recordation of a parcel map which will result in the division of any existing building or buildings into separate units or parts, the applicant shall secure certification by the Chief Building Official that any building or buildings to be divided will, after division, meet current Code standards for new construction. As used in this Section the phrase "current Code standards" refers to all standards in the current adopted editions of the Building Code, Electrical Code, Plumbing Code, Mechanical Code, and Fire Code of the City of Riverbank.

J. *Recordation of Parcel Map.* Upon certification by the City Engineer, the parcel map shall be transmitted to the City Clerk, who shall cause said map to be recorded in the office of the County Recorder.

152.095 ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for the construction of any building, structure or other work on any parcel proposed to be created until a parcel map has been approved in accordance with the provisions of this Title and the Subdivision Map Act, and recorded in the Office of the County Recorder.

152.096 CORRECTION AND AMENDMENT OF MAPS

After a final map is filed in the office of the County Recorder, it may be amended as provided in California Government Code Section 66469.

152.097 VESTING TENTATIVE PARCEL MAPS

Whenever a tentative parcel map is required under this Chapter, a vesting tentative parcel map may be filed instead. At the time such a map is filed, it shall have printed conspicuously on its face the words "VESTING TENTATIVE PARCEL MAP." The map shall be subject to the same procedures, time periods, requirements and restrictions as described in Section 152.060 for tentative subdivision map except that the time periods specified in Section 151.060(E) shall be determined from the recordation of the parcel map instead of the final map.

152.098 WAIVER OF PARCEL MAP REQUIREMENTS

The requirement for a final parcel map may be waived by the Planning Commission pursuant to the procedure set forth below.

A. *Submittal*: A tentative parcel map application shall be submitted as required by Sections 152.091 At the time of submittal of the tentative parcel map, the property owner must request, in writing, the waiving of the final parcel map requirement.

B. Findings Required: The Planning Commission may waive the requirement for a final parcel map when all of the following findings can be established:

1. The proposed parcel(s) complies with the minimum area requirement as established by Chapter 153 of the Riverbank City Code.

2. The design of the proposed parcel(s) is in compliance with this Title and with all requirements of the City General Plan.

3. That all necessary improvements as required by this title and the City General Plan have been installed.

4. All storm drainage facilities have been installed consistent with the City's Storm Drainage Master Plan and the Riverbank Standard Specifications.

5. All lots front on City maintained roads constructed as required by the Riverbank Standard Specifications.

6. The proposed parcel(s) is adequately served with City of Riverbank sanitary sewer service.

7. The proposed parcel(s) is adequately served with City of Riverbank domestic water facilities.

8. That all lot lines and lot corners have been established in compliance with the requirements of the Land Surveyor's Act.

8. That the proposed division complies with all provisions of the Subdivision Map Act and any City Ordinances which provide for environmental protection.

C. *Certificate of Compliance Filing Requirements.* Upon waiver of the final parcel map requirement by the Commission, submission of the proper legal descriptions, and the receipt of the fee for filing of a certificate of compliance in such amount as may be fixed from time-to-time by resolution of the City Council, the Director shall file a certificate of compliance for the land being divided.

Chapter 152

Other Maps

SECTION:

152.110 Reversion to Acreage
152.111 Resubdivision of An Existing Subdivision
152.112 Merger

152.110 REVERSION TO ACREAGE

Subdivided property may be reverted to acreage pursuant to the provisions of this Chapter. Proceedings for reversion to acreage may be initiated by the City Council on its own motion or by petition of all of the owners of record of the real property within the subdivision.

a. *Initiation of Proceedings by Owner(s)*. Proceedings to revert subdivided property to acreage may be initiated by petition of all the owners of record of property within the subdivision. The petition shall contain the following information and such other information as required by the Secretary of the Planning Commission:

1. Evidence of title to the real property.

2. A tentative map in the form prescribed by Section 11-3-4 of this Title.

3. A final map in the form prescribed by Section 11-5-3 of this Title, which delineates dedications which will not be vacated and dedications required as a condition to reversion.

4. Evidence of one of the following:

a. Consent of all the owners of an interest in the property, or

b. That none of the improvements required to be made have been made within 2 years from the date the final map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is later, or

c. That no lots shown on the final map or parcel map have been sold within 5 years from the date such map was filed for record.

B. *Initiation of Proceedings by City Council*: The City Council on its own motion may, by resolution, initiate proceedings to revert property to acreage. The City Council shall direct

the Secretary of the Planning Commission to obtain the necessary information to initiate and conduct proceedings.

C. *Fees.* Petitions to revert property to acreage shall be accompanied by a fee to cover the cost of processing and public hearing in an amount to be set from time to time by resolution of the City Council. If the proceedings are initiated pursuant to subsection B of this Section, the person or persons who requested the City Council to initiate the proceedings shall be responsible for paying the fee established by resolution of the City Council. Fees are not refundable.

D. *Proceedings.*

1. Public Hearings shall be held before the Planning Commission and the City Council on all reversions to acreage. Notice of the hearing shall be given not less than ten days before the date of the hearing in the following manner:

   a. By publication in a newspaper of general circulation in the City of Riverbank, and

   b. By mailing said notice to the owners of all real property within 300 feet of the property which is the subject of the application.

2. The City Council may approve a reversion to acreage only if it finds and records in writing that:

   a. Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purpose, and

   b. Either:

      1. The owner(s) of an interest in the real property within the subdivision have consented to reversion; or

      2. None of the improvements required to be made within 2 years from the date of the final or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is later; or

      3. No lots shown on the final or parcel map have been sold within 5 years from the date the map was filed for record.

3. The City Council may require as conditions for reversion:

a. The owner(s) dedicate or offer to dedicate streets or easements.

b. The retention of all or a portion of previously paid subdivision fees, deposits or improvement securities, if the same are necessary to accomplish any of the provisions of this chapter.

E. *Return of Fees, Deposits, Release of Securities.* Except as provided in subsection (d) of this Section, upon filing of the final map for reversion to acreage with the County Recorder, all fees and deposits shall be returned to the subdivider and all improvement securities shall be released by the City Council.

Recording of Final Map. After the hearing before the City Council and approval of the reversion, the final map shall be delivered to the County Recorder. The reversion to acreage shall be effective upon the final map being filed for record by the County Recorder. Upon filing, all dedications and offers of dedication not shown on the final map for reversion shall be of no further force and effect.

152.111 RESUBDIVISION OF AN EXISTING SUBDIVISION

In the event an existing subdivision is re-subdivided such that the street alignment, lot design or drainage shall be changed, then the area constitutes a new subdivision and the procedures for filing a tentative and final map as outlined in this Title apply. The filing of the final map or parcel map shall constitute legal merging of the separate parcels into one parcel and the re-subdivision of such parcel.

152.112 MERGER

A parcel or unit may be merged with a contiguous parcel or unit held by the same owner in the following manners:

A. When requested, in writing, by the owner of the property subject to recording, at the owner's expense, a notice of merger, or

B. In compliance with Article 1.5 of Division 2 of the Government Code of the State of California if any one of the contiguous parcels or units held by the same owner does not conform to standards for minimum parcel size under the City Code. The following requirements must be satisfied:

1. At least one of the affected parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous parcel or unit.

2. With respect to any affected parcel, one or more of the following conditions exists:

   a. Comprises less than 5,000 square feet in area at the time of the determination of merger.

   b. Was not created in compliance with applicable laws and ordinances in effect at the time of its creation.

   c. Has no legal access which is adequate for vehicular and safety equipment access and maneuverability.

3. The procedures specified in Section 66451.10 et. seq. shall be used in merging parcels.

Chapter 152

Exception

SECTION:

152.125 Authority to Vary Regulations
152.126 Planning Commission Report
152.127 Notice
152.128 Fees

152.125 AUTHORITY TO VARY REGULATIONS

A. The City Council may vary the regulations relating to the subdivision of land by granting an exception provided it is shown by the subdivider that:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property such as topography, fixed rights of way, unique location of easements, etc.

2. Because of the unique nature of a particular subdivision concept, design innovations are proposed which meet the functional standards of the Zoning and Subdivision Regulations without strict adherence to the requirements of this Chapter.

3. In the case of a parcel map, the applicant is being denied the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or zone in which the property is located.

4. That the granting of the exception will not be injurious to other property or improvements in the vicinity or zone in which the property is located and will not nullify the intent and purpose of the General Plan or these regulations.

B. Where it is determined by the City Council that the design of a proposed subdivision is in compliance with a development plan which has been adopted by the City Council in conjunction with a Planned Development Zone, the City Council may approve such subdivision map without formally granting exceptions for design factors which are not in strict compliance with the provisions of this Chapter.

C. In granting an exception, the City Council may require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements to be excepted.

152.126 PLANNING COMMISSION REPORT

Prior to consideration by the City Council, all exceptions shall be reviewed by the Planning Commission and a report made to the City Council.

152.127 NOTICE

Public hearings shall be held before the Planning Commission and City Council. The hearings shall be noticed by publication in a newspaper of general circulation at least l0 days prior to the meeting and by sending notices to adjacent property owners.

152.128 FEES

Requests for an exception shall be accompanied by a fee to cover the cost of processing and public hearing in an amount to be set from time to time by resolution by the City Coun cil.

Chapter 152

Preliminary Soils Report

SECTION:

152.140	Purpose
152.141	Preliminary Soils Report
152.142	Soil Investigation
152.143	Approval of Soil Investigation

152.140 PURPOSE

The Council declares that this subchapter is enacted to the requirements of California Health and Safety Code Section 17953 *et. seq.*

152.141 PRELIMINARY SOILS REPORT

Prior to the submission of the final subdivision map, the subdivider shall file with the Building Inspector and the City Engineer, a preliminary soil report, prepared by a civil engineer or soil engineer who is registered by the State, based upon adequate test borings or excavations of every subdivision as defined in California Government Code Section 66424. The preliminary soil report may be waived if the Building Inspector and City Engineer shall determine that due to their knowledge as to the soil qualities of the subdivision, no preliminary analysis is necessary.

152.142 SOIL INVESTIGATION

If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision shall be prepared by a civil engineer who is registered by the State. The soil investigation shall recommend corrective action which is likely to prevent structural damage to each dwelling proposed to be constructed on the expansive soil. The report shall be filed with the Building Inspector and City Engineer.

152.143 APPROVAL OF SOIL INVESTIGATION

The Building Inspector and City Engineer shall submit reports to the City Council describing whether or not the recommended corrective action is likely to prevent structural damage to each dwelling to be constructed on each lot in the subdivision. The City Council may approved the subdivision or portion thereof where such soil

problems exist if it determines that the recommended action is likely to prevent structural damage to each structure. The building permit shall be conditioned upon this incorporation of the approved recommended corrective action in the construction of each structure. (Ord. 89-09; 11/27/9).

Chapter 152

Certificates of Compliance

SECTION:

152.155	Application
152.156	Review
152.157	Final Map Constitutes Certificate of Compliance

152.155 APPLICATION

Requests for issuance of a certificate of compliance shall be submitted, in legible and readily reproducible writing, to the Planning Director, on paper accompanied by a plot plan and such other supporting information as may be deemed necessary by the Director to determine compliance and shall be accompanied by a checking fee in such amount as may be fixed from time-to-time by resolution of the City Council.

152.156 REVIEW

Within four weeks after filing of the request, the Director shall review the request and determine whether the property or the division thereof, complies with the provisions of the Subdivision Map Act and this title. If the Director determines the property or the division thereof complies with the provisions of the Subdivision map Act and this Title, a certificate of compliance shall be issued. If the Director determines the property or the division thereof does not comply with the provisions of the Subdivision Map Act and this Title, the Director shall forward the request to the Commission. The Commission, following a public hearing, shall then direct the Director to issue either a certificate of compliance or a conditional certificate of compliance. A certificate of compliance may impose conditions as permitted by the Subdivision Map Act. Any parcel created prior to April 27, 1966 shall be conclusively presumed to have been lawfully created if the parcel resulted from a division of land in which fewer than five parcels were created.

152.157 FINAL MAP CONSTITUTES CERTIFICATE OF COMPLIANCE

A recorded final map or parcel map shall constitute a certificate of compliance with respect to the parcel described therein. (Ord. 89-09, 11/27/89)

Chapter 152

Condominium Conversions

SECTION:

152.170	Authority
152.171	Findings
152.172	Conversion of a Mobile Home Park
152.173	Fees
152.174	Compensation to Tenants

152.170 AUTHORITY

The Subdivision Map Act shall govern the processing of condominium conversions within the City of Riverbank subject to the following modifications.

152.171 FINDINGS

A. The City Council shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project unless it makes the findings as required by Section 66427.1 of the Government Code.

The provisions of Section 11-4-5(D) shall not apply to condominium projects or stock cooperatives, which consist of the subdivision of airspace in an existing structure, unless new units are to be constructed or added. The City shall approve or disapprove the conversion of an existing building to a stock cooperative within 120 days following receipt of a completed application for approval of such conversion.

152.172 CONVERSION OF A MOBILE HOME PARK

At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a mobilehome park to another use, the subdivider shall also file a report

on the impact of the conversion upon the displaced residents of the mobilehome park to be converted pursuant to Section 66427.4 of the Government Code.

152.173 FEES

No fee shall be charged by a City as a condition to the approval of a tentative, final, or parcel map for a subdivision, or a division of land which is not a subdivision, which consists of the conversion of a mobilehome park to condominium or stock cooperative ownership interests, except regulatory fees charged for the issuance of a permit and those fees are authorized by Section 66451.2 of the Government Code.

152.174 COMPENSATION TO TENANTS

The compensation required by Section 66452.8(c) 1 of the Government Code shall be increased to $1,000.00.

Chapter 152

Local Benefit Assessment Districts

SECTION:

152.180 Local Benefit Districts
152.181 Exclusions
152.182 Determinations
152.183 Apportionment of Costs
152.184 Final Determination of Costs
152.185 City Administrative Costs
152.186 Payment of District Charges
152.187 Refund to Original Applicant

152.180 LOCAL BENEFIT DISTRICTS

Whenever the City requires an applicant for sewer or water service to install sewer, water or storm drain pipelines, or street and traffic control improvements which benefit property not within the applicant's property, then the City upon receipt of written request by the applicant shall consider the establishment of a benefit assessment district to apportion the costs of such improvements among the properties benefited.

152.181 EXCLUSIONS

A local benefit district shall not be required for improvements consisting of the installation of curb, gutter and sidewalk across the street frontage of applicant's property and the installation of other street improvements across the frontage of applicant's property to the centerline of the street.

152.182 DETERMINATIONS

The City Engineer shall determine if a local benefit district is necessary upon an application for sewer or water service or at the time a final subdivision map is approved. If he determines such district is required, he shall determine the properties to be in such district. The City Engineer shall prepare a report on his determination of the proposed boundaries and file it with the City Clerk. The City Clerk shall appoint a time and

place for hearing protests to the proposed district boundaries and shall give notice of the haring at least twenty (20) days before the date thereof by mail, postage prepared to all persons owning real property proposed to be included within the district, whose names and addresses appear on the last equalized assessment roll for City taxes, or who are known to the Clerk.

The notice shall contain:

A. A statement of the time, place and purpose of the hearing on the report of the Director of Public Works.

B. A statement that any person interested may file a protest in writing or personally appear at the hearing to protest the benefit district boundaries.

At the conclusion of the hearing, the City Council may confirm, amend, alter, modify or correct the properties or portions thereof to be included in the Benefit Assessment District. All of such properties, including applicant's property, shall be named as local benefit district.

152.183 APPORTIONMENT OF COSTS

The City Engineer shall determine the amount of costs to be apportioned. One-half (1/2) of such costs shall be an acreage fee, calculated by dividing one-half (1/2) of the costs into the total acreage benefited. One-half (1/2) of such costs shall be a street frontage fee, calculated by dividing one-half (1/2) of the costs into the total street frontage of the properties in the district. "District frontage" shall include planned by not yet installed collector streets, but shall exclude subdivision or planned development interior streets. Said costs shall be increased by the same percentage as any increase in the construction price index from the date the applicant's improvements are accepted by the City, until paid.

152.184 FINAL DETERMINATION OF COSTS

After actual costs have been determined and prior to acceptance of subdivision improvements by the City, the City Engineer's determination of costs and apportionment among the properties in the district shall be filed with the City Clerk. The City Clerk, shall appoint a time and place for hearing at least twenty (20) days before the date thereof by mail, postage prepared, to all persons owning the real property proposed to be included

within the district, whose names and addresses appear on the last equalized assessment roll for City taxes, or who are known to the Clerk.

The notice shall contain:

A. A statement of the time, place and purpose of the hearing on the report of the Director of Public works.

B. A statement that any person interested may file a protest in writing or personally appear at the hearing to protest the amount and allocation of costs within the District.

152.185 CITY ADMINISTRATIVE COSTS

The Director of Finance shall determine the cost to the City in administering each local benefit district and such costs shall be equitably pro-rated among the properties in the district exclusive of the property of the applicant.

152.186 PAYMENT OF DISTRICT CHARGES

An applicant for sewer or water service who has property within a local benefit district shall at the time any building permit is issued, and as a prerequisite for the issuance of any building permit, pay the frontage and acreage fees including
any increase resulting from a change I the construction price index and the City administrative fee applicable to the property established for such property in such local benefit district. No sewer or water service shall be granted an applicant in a local benefit district without the payment of all acreage and frontage charges. Properties having less than an even number of acres shall pay an acreage fee prorated in direct proportion to any factional acreage's.

152.187 REFUND TO ORIGINAL APPLICANT

The frontage and acreage fees collected from applicants by the City shall be paid by the City to the original applicant or his heirs or assigns who paid for the installation of the improvements. No such fees shall be collected from the applicants in a local benefit district more than ten (10) years after the date the improvements were accepted by the City. (Ord. 88-02, 4/11/88)

U.C. BERKELEY LIBRARIES
C101744257

CITY OF RIVERBANK
BASE MAP

JUNE, 2000

CITY LIMITS
SPHERE OF INFLUENCE
URBAN RESERVE

CITY OF RIVERBANK WASTEWATER TREATMENT PLANT
JACOB MEYER REGIONAL PARK
PIONEER PARK
HUTCHISON PARK
TERRILLO PARK
CARDOZO SCHOOL
RIO ALTURA SCHOOL
RIVERBLUFF NEIGHBORHOOD
500 0 500 1000 2000
SCALE IN FEET
NORTH LANDING NEIGHBORHOOD
SAFFRONTON PARK
RIVERBANK HIGH SCHOOL
CALIFORNIA AVENUE SCHOOL
LITTLE LEAGUE PARK
DONNELL WHORTON PARK
CASTLEBERG PARK
MACHADO NEIGHBORHOOD
NEIGHBORHOOD
NEIGHBORHOOD
W. L. D. LATERAL # 1 1/2" R/W
LATERAL # 1 1/2" R/W
W. L. D. LATERAL # 1 1/2" R/W

CITY OF RIVERBANK
GENERAL PLAN MAP

MARCH, 2000

CO-01587
map 2

LEGEND

- PRIMARY AREA OF INFLUENCE
- CITY LIMITS
- SPHERE OF INFLUENCE
- URBAN RESERVE

1. LOW TO MEDIUM DENSITY RESIDENTIAL (0-12 UNITS/ACRE)
2. MEDIUM TO HIGH DENSITY RESIDENTIAL (0-20 UNITS/ACRE)
3. COMMERCIAL (C-1, C-2, C-M)
4. PLANNED DEVELOPMENT COMMERCIAL (P-D)
5. INDUSTRIAL (M-1,M-2)
6. PUBLIC AND QUASI PUBLIC BUILDINGS
7. PARKS
8. URBAN RESERVED
9. CROSSROADS LANDUSE CONCEPT

CITY OF RIVERBANK WASTEWATER TREATMENT PLANT

JACOB MEYER REGIONAL PARK

PIONEER PARK

HUTCHISON PARK

TERRILLO PARK

PUBLIC WORKS CORP. YARD

RIO ALTURA SCHOOL

FIRE STA.

CITY HALL

LIBRARY

CARDOZO SCHOOL

POST OFFICE

RIVERBANK HIGH SCHOOL

CALIFORNIA AVENUE SCHOOL

LITTLE LEAGUE PARK

DON WHORTON PARK

CASTLEBERG PARK

SAFFORD PARK

RIVERBLUFF NEIGHBORHOOD

NORTH LANDING NEIGHBORHOOD

MACHADO NEIGHBORHOOD

NEIGHBORHOOD

NEIGHBORHOOD

500 0 500 1000 2000

SCALE IN FEET

HETCH HETCHY

HETCH HETCHY 110 R/W

M.I.D. LATERAL #6 100' R/W

LATERAL #6 130' R/W

M.I.D. MAIN CANAL 150' R/W

RLR	Rural to Low Density Residential	VC	Village Commercial	NP	Neighborhood Park
LMR	Low to Medium Density Residential	VC/pqp	Village Commercial/Public Quasi-Public	ES	Elementary School
LMR/MHR	Dual Designation: Low/Medium/High Density Residential	HC	Highway Commercial	PQP	Public/Quasi-Public
MHR	Medium to High Density Residential	RC/bp	Regional Commercial/Business Park	PQP/MID	Modesto Irrigation District
SH	Senior Housing	CP	Community Serving Park		Police/Fire Substation
					Percolation Ponds